

MAYOR & COUNCIL AGENDA COVER SHEET

MEETING DATE:

February 6, 2006

CALL TO PODIUM:

Greg Ossont, Director, Planning
and Code Administration

RESPONSIBLE STAFF:

Greg Ossont, Director, Planning
and Code Administration
Patricia Patula, Planner

AGENDA ITEM:

(please check one)

	Presentation
	Proclamation/Certificate
	Appointment
x	Joint Public Hearing
	Historic District
	Consent Item
	Ordinance
	Resolution (introduction)
	Policy Discussion
	Work Session Discussion Item
	Other:

PUBLIC HEARING HISTORY:

(Please complete this section if agenda item
is a public hearing)

Introduced	Dec 19, 05
Advertised	Dec 28, 05
	Jan 4, 06
	Jan 11, 06
	Jan 18, 06
Hearing Date	Feb 6, 06
Record Held Open	
Policy Discussion	

TITLE: X-182

JOINT PUBLIC HEARING

Resolution authorizing the annexation of approximately 182.81725 acres of land adjacent to the present corporate limits, known as the Crown Property, located at the southwest side of Fields Road, bounded by Sam Eig Highway to the northwest and Omega Drive to the southeast.

SUPPORTING BACKGROUND:

The applicants, Crown Village Farm, LLC, are petitioning the Mayor and City Council to annex 182.81725 acres, known as the Crown Property. They are joined in the application by Catherine C. Stinson and Clyde A. Stinson who are the only persons residing on the property. Crown Village Farm, LLC, is the owner of 176.20829 acres of the property, with the remainder of the property consisting of 0.15773 acres owned by Meridian/Northwestern Shady Grove West, LLC, and 6.45123 acres of Montgomery County owned right of ways. The parcels incorporated into this petition include P600, P445, P820, P905, P833, and N094.

The current county zoning of the western portion is R-60/TDR and the eastern portion is zoned R-200. The section of Sam Eig Highway right of way to be included is zoned R-200/TDR. The annexation petition requests rezoning of the entire property to the MXD (Mixed Use Development) Zone.

The annexation was introduced at the Mayor and City Council meeting on December 19, 2005.

Attachments:

Index of Memoranda and Exhibits in bold.

DESIRED OUTCOME:

Hold public hearing. Keep records open indefinitely.

INDEX OF MEMORANDA
X-182 – CROWN PROPERTY ANNEXATION
182.81725 ACRES
(Crown Village Farm, LLC and Catherine & Clyde Stinson)

No.

- 1) **Application for Annexation filed November 14, 2005**
- 2) **Letter (3-pages) to Mayor and City Council from Barbara A. Sears and Joseph P. Lapan (Linowes and Blocher), dated November 14, 2005**
- 3) **Petition for Annexation (3 pages of text and 3 pages of Notary Certification) submitted November 14, 2005**
- 4) **Metes and Bounds Description of Property to be annexed (11 page document) as prepared by Rodgers Consulting, Inc. July 2005, Job No. 575-C1 (also marked as Exhibit "A")**
- 5) **Boundary Survey and Annexation Plat as prepared by Rodgers Consulting, Inc. in October 2005 (also marked as Exhibit "B" in Petition for Annexation) Large Size**
- 6) **Boundary Survey and Annexation Plat (small size)**
- 7) **Copy of Tax Map FS342, with property outlined (also marked as Exhibit "C" in the Petition for Annexation)**
- 8) **List of persons who reside on the Crown Property and are registered voters (also referred to as Exhibit "D" in the Petition for Annexation)**
- 9) **List of names and addresses of person with ownership interests in property and parcel numbers (also referred to as Exhibit "E" in Petition for Annexation)**
- 10) **Certified copy of Montgomery County Zoning Map (also referred to as Exhibit "F" in the Petition for Annexation. Large size**
- 11) **Certified copy of Montgomery County Zoning Map. Small size**
- 12) **Vicinity Map showing location of the property**
- 13) **Names and addresses of adjacent property owners within 250 feet prepared by applicant**

- 14) **General information narrative on property prepared by Rodgers Consulting, Inc.**
- 15) City of Gaithersburg Zoning Map
- 16) Report titled: "The Crown Property, Gaithersburg, Maryland, Natural Resources Inventory/Forest Stand Delineation Plan" Prepared by Rodgers Consulting, Inc. and approved by City of Gaithersburg.
- 16A) Natural Resources Inventory/Forest Stand Delineation Plan Sheet 1 of 3, Large size
- 16B) Natural Resources Inventory/Forest Stand Delineation Plan, Sheet 2 of 3, Large size
- 16C) Natural Resources Inventory/Forest Stand Delineation Plan, Sheet 3 of 3, Large size
- 17A) **Natural Resources Inventory/Forest Stand Delineation Plan, Sheet 1 of 3, Small size**
- 17B) **Natural Resources Inventory/Forest Stand Delineation Plan, Sheet 2 of 3, Small size**
- 17C) **Natural Resources Inventory/Forest Stand Delineation Plan, Sheet 3 of 3, Small size**
- 18) **Letter from Barbara Sears and Joseph Lapan (Linowes and Blocher) to the City Council dated December 1, 2005**
- 19) Land Use Plan MXD Concept/Sketch Plan (Sheet 1 of 5) Large Size
- 19A) **Land Use Plan MXD Concept/Sketch Plan (Sheet 1 of 5) Small size**
- 20) Boundary Survey MXD Concept/Sketch Plan (Sheet 2 of 5) Large Size
- 20A) **Boundary Survey MXD Concept/Sketch Plan (sheet 2 of 5) Small size**
- 21) Surrounding Uses and Road Network Plan MXD Concept/Sketch Plan (Sheet 3 of 5) Large Size
- 21A) **Surrounding Uses and Road Network Plan, MXD Concept?Sketch Plan (Sheet 3 of 5) Small size**
- 22) Phasing Plan MXD Concept/Sketch Plan (Sheet 4 of 5) Large size
- 22A) **Phasing Plan MXC Concept/Sketch Plan (Sheet 4 of 5) Small size**

- 23) Natural Resources Inventory and Forest Stand Delineation, MXD Concept/Sketch Plan (Sheet 5 of 5) Large size
- 23A) **Natural Resources Inventory and Forest Stand Delineation, MXD Concept/Sketch Plan (Sheet 5 of 5) Small size**
- 24) **Narrative: “Demonstration of Compliance with Master Plan Recommendations” prepared by applicant**
- 25) Package for Mayor and City Council’s introduction of proposed annexation at their meeting of December 19, 2005
- 26) **Notice to *Gaithersburg Gazette* for inclusion of legal ad in the December 28, 2005 and January 4, 11, and 18 issues for advertisement of the joint public hearing on February 6, 2006**
- 27) **Notice of Public Hearing with location map sent December 23, 2005 to required parties**
- 28) **Outline of Public Facilities sent to required public agencies December 23, 2005**
- 29) Copy of mailing labels (to property owners within 500 feet) used for notice of public hearing mailed December 23, 2005
- 30) **Shady Grove Study Area, 1990, Excerpt on Transportation**
- 31) **Shady Grove Study Area, Land Use Plan Recommendations, Chapter Five**
- 32) **Copy of legal ad which appeared four times December 28, 2005, January 4, 11, and 18, 2006**

ANNEXATION APPLICATION

Application No.	<u>X-182</u>
Date Filed	<u>11-9-05</u>
Legal Ad: PC	<u>12/28, 1/4</u>
Joint M&C	<u>1/11 and 1/16</u>
PC Hearing	<u>Feb. 6 '05</u>
PC Recommendation	_____
M&C Hearing	<u>Feb. 6 '05</u>
M&C Decision	_____
Decision Date	_____
Effective Date	_____

This application must be typewritten or printed clearly and submitted to the Planning and Code Administration for filing. All items must be completed and all required documents shown on the checklist must accompany this application.*

Crown Property

PROPERTY KNOWN AS _____
 Location Southwest side of Fields Road, bounded by Sam Eig Hwy. to the northwest and Omega Drive to the southeast.
 Size (acres/sq.ft.) 182.81725 sq. ft. ACRES
 Tax Sheet FS341 FS342, FS561, FS562 Parcel(s)/Lot/Block P600, P445, P820, P905, P833, N094
 Tax Account Number(s) 09-00769292, 09-00777372, 09-00769270, 09-00769268, 09-00769304,
 Present County Zoning (incl. TDR, if applicable) R-60/TDR, R-200, R-200/TDR Requested Zoning MXD 09-02740331
 Requested Density (if applicable) _____
 Proposed use after annexation Mixed use; residential and commercial

Crown Village Farm LLC

PROPERTY OWNER(S) _____ Phone _____
 Address c/o KB Home Maryland LLC, 8000 Tower Crescent Dr., #1350, Vienna VA 22182
 Applicant's Representative Barbara A. Sears Phone 301.961.5157
 Address 7200 Wisconsin Avenue, #800, Bethesda, MD 20814
 Contract Purchaser _____ Phone _____
 Address _____
 Contact Person _____

Crown Village Farm, LLC
 By: KB Home Maryland, Inc.
 By: _____

Signature of Property Owner/Representative Steven J. Coniglio, Managing Member Date 11/9/05
Catherine C. Stinson 11-9-05 Clyde A. Stinson 11-9-05
 Catherine C. Stinson Date Clyde A. Stinson Date

* This annexation application is not a substitute for the annexation petition, submission of which is required by



ANNEXATION APPLICATION CHECKLIST

An informal meeting with the Planning and Code Administration Director or designated staff person shall precede the submission of this application.

Submit application (on reverse side) and the following information:

- ☐ 1. Notarized **Petition for Annexation** (see directions below)
- ☐ 2. Complete **list of owners** with respective addresses and ownership parcel numbers
- ☐ 3. **Metes and Bounds description** of property
- ☐ 4. **Boundary Survey** prepared by a registered land surveyor
- ☐ 5. **Vicinity Map** showing location of subject property
- ☐ 6. **Names and addresses** of adjacent property owners within 200 feet
- ☐ 7. **General information** on property, including but not limited to the following:
County Master Plan and zoning; site characteristics; utilities; existing land use(s); and description, condition and age, if known, of all structures on-site
- ☐ 8. **Conceptual Site Plan** (optional)
- ☐ 9. **Tree Stand Delineation** (only if number 8 is provided)

THE PETITION FOR ANNEXATION

Sample petitions have been attached. The petition should incorporate the following:

- ☐ 1. Name of petitioner(s)
- ☐ 2. Verification that petitioner is owner of not less than 25% of property to be annexed
- ☐ 3. Names and addresses of registered voters in residence at property
- ☐ 4. Location of property
- ☐ 5. Size of property
- ☐ 6. Legal description of property(s)
- ☐ 7. Statement formally requesting annexation into the City of Gaithersburg
- ☐ 8. Statement that request is "pursuant to Article 23A, Section 19 of the Annotated Code of Maryland"
- ☐ 9. Statement that "subject property is contiguous to and adjoining the existing corporate boundaries of the City of Gaithersburg"
- ☐ 10. Request for reclassification of zoning
- ☐ 11. Notary attestation

NOV 14 2005

November 14, 2005

Barbara A. Sears
301.961.5157
bsears@linowes-law.com

Joseph P. Lapan
301.961.5172
jlapan@linowes-law.com

BY HAND DELIVERY

The Honorable Sidney Katz
and Members of the City Council
City of Gaithersburg
31 South Summit Avenue
Gaithersburg, Maryland 20877

Re: Annexation of 182.81725 acres located at the South Side of Fields Road

Dear Mayor Katz and Members of the Council:

On behalf of Crown Village Farm, LLC, we hereby submit this Application for Annexation (the "Application") for 182.81725 acres of land located generally along the south side of Fields Road, extending to and including a portion of the right-of-way for Sam Eig Highway, and west of Omega Drive as more particularly described in the metes and bounds description attached to the enclosed Annexation Petition (the "Petition") as Exhibit "A" and shown on the Boundary Survey attached to the Petition as Exhibit "B" (the "Property") to be annexed into the City of Gaithersburg (the "City"). Crown Village Farm, LLC is the owner of 176.20829 acres of the Property, with the remainder of the Property consisting of 0.15773 acres of land owned by Meridian/Northwestern Shady Grove West, LLC and 6.45123 acres of Montgomery County (the "County") owned right-of-ways. Pursuant to Maryland annexation law, Article 23A, Section 19(c), Crown Village Farm, LLC is joined in the Application and accompanying Petition by Catherine C. Stinson and Clyde A. Stinson as the only persons who reside on the Property to be annexed who are registered as voters in County elections in the precinct in which the Property to be annexed is located (County Election Precinct 09-33) (collectively, the "Petitioners").

The Property is currently located outside the municipal boundaries of the City. The western portion of the Property is zoned R-60/TDR. The eastern portion of the Property is zoned R-200. The portion of the Sam Eig Highway right-of-way that is included in the Property is zoned R-200/TDR. The July 1990 Approved and Adopted Shady Grove Study Area Master Plan



The Honorable Sidney Katz
and Members of the City Council
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recommends development of the Property pursuant to the R-60/TDR and PD Zones. The Property consists primarily of open agricultural fields with some scattered improvements. The City has recommended that, upon annexation, the Property be placed in the City's MXD Zone.

The purpose of this letter is to submit the Application, including the Petition and all other information required to file and process this annexation request on behalf of the Petitioners.

The following materials are included as a part of this Application:

1. Completed Annexation Application
2. Petition for Annexation, including as exhibits:
 - A. Metes and bounds description of the Property
 - B. Boundary survey of the Property
 - C. Tax Maps with the Property outlined
 - D. List of names and addresses of persons who reside on the Property and are registered as voters in County elections in the precinct in which the territory to be annexed is located
 - E. List of names and addresses of persons with ownership interests in the Property and ownership parcel numbers
 - F. Certified copy of the official Montgomery County Zoning Map
3. Complete list of owners with respective addresses and ownership parcel numbers
4. Metes and bounds description of the Property
5. Boundary survey of the Property
6. Vicinity Map showing the location of the Property
7. Names and addresses of adjacent property owners within 250 feet
8. General information narrative on the Property
9. City Zoning Map
10. Natural Resources Inventory/Forest Stand Delineation

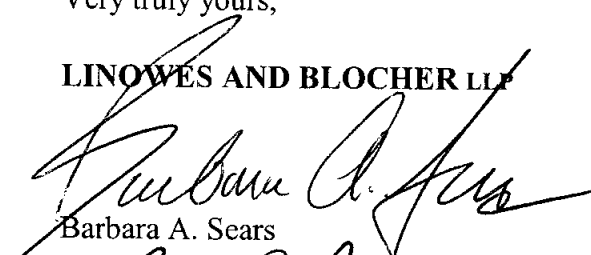
The Honorable Sidney Katz
and Members of the City Council
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Thank you for your consideration. We look forward to working with you on this matter and respectfully request that the Application be scheduled for joint public hearings before the Mayor and Council and City Planning Commission.

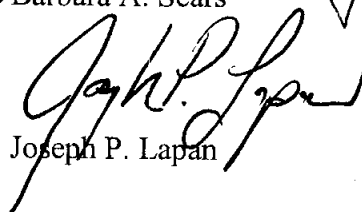
If you have any questions concerning the enclosed materials, or if additional information is required, please feel free to contact us. Thank you.

Very truly yours,

LINOWES AND BLOCHER LLP



Barbara A. Sears



Joseph P. Lapan

Enclosures

cc: Mr. Fred Felton
Mr. Greg Ossont
Cathy G. Borten, Esq.
Mr. Aris Mardirossian
Mr. Steven Lebling
Mr. Steve Coniglio
Mr. Ron Salameh
Mr. Martin Mankowski

BEFORE THE MAYOR AND COUNCIL
OF THE CITY OF GAITHERSBURG

PETITION FOR ANNEXATION

Pursuant to Section 19 of Article 23A of the Annotated Code of Maryland, Petitioners, Crown Village Farm LLC, Catherine C. Stinson and Clyde A. Stinson petition the Mayor and Council of the City of Gaithersburg, Maryland to annex certain property into the corporate limits of the City of Gaithersburg. In support of this Petition, Petitioners state the following:

1. The property which is the subject of this Petition (the "Property") consists of 182.81725 acres generally located east of the intersection of Diamondback Drive and Sam Eig Highway, south of that portion of Fields Road located within the corporate limits of the City of Gaithersburg, west of Omega Drive and north of the current terminus points of Diamondback Drive and Decoverly Drive. The Property includes portions of the Sam Eig Highway, Fields Road and Research Boulevard right-of-ways that abut the property and are not currently within the municipal limits of the City of Gaithersburg. The Property further consists of Parcels P600, P445, P833, P820, P905 and N094, as shown on Montgomery County Tax Map FS 341, FS 342, FS 561 and FS 562 and is more particularly described in the metes and bounds description attached hereto and made a part hereof as Exhibit "A", and as depicted on the Boundary Survey attached hereto and made a part hereof as Exhibit "B".

2. The Property is contiguous and adjoining to the existing corporate area of the City of Gaithersburg.

3. Annexation of the Property will not create any unincorporated area which is bounded on all sides by real property presently within the corporate limits of the City of Gaithersburg, real



property proposed to be within the City of Gaithersburg as a result of the proposed annexation, or any combination of any such properties.

4. Of the total 182.81725 acres in the Property, Crown Village Farm LLC owns 176.20829 acres. Meridian/ Northwestern Shady Grove West LLC owns parcel N094, consisting of 0.15773 acres. Montgomery County, Maryland owns all road right-of-ways included in the Property, consisting of a total of 6.45123 acres. Therefore, Crown Village Farm LLC owns in excess of twenty-five per centum (25%) of the assessed valuation of the real property located in the area to be annexed.

5. There are two persons who reside on the Property and who are registered as voters in County elections in the precinct in which the Property is located. These persons are as follows:

Catherine C. Stinson, 10000 Fields Road, Gaithersburg, Maryland 20878

Clyde A. Stinson, 10000 Fields Road, Gaithersburg, Maryland 20878

6. The Property is currently classified in the residential R-60/ TDR Zone, R-200 Zone and R-200/ TDR Zone, in Montgomery County, Maryland. The adopted Shady Grove Study Area Master Plan (1990), which amended the Montgomery County Gaithersburg Vicinity Master Plan (1985), recommends that the Property be developed in accordance with the R-60/ TDR-8, Residential, transferable development rights, Zone and PD 20-25, Planned development, Zone. The City of Gaithersburg has recommended that the Property be initially classified in the City's MXD, Mixed-use development, Zone. The MXD Zone will permit a land use substantially similar to uses permitted in the County's R-60/ TDR-8 and PD 20-25 Zones.

7. In support of this Petition, Petitioners submit the following exhibits:

Exhibit "A": Legal description of the Property;

Exhibit "B": Boundary Survey of the Property;

Exhibit "C": Tax Maps FS 341, FS 342, FS 561 and FS 562 with the Property outlined in yellow;

Exhibit "D": List of names and addresses of persons who reside on the Property and are registered as voters in County elections in the precinct in which the territory to be annexed is located;

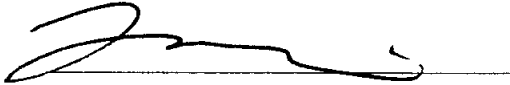
Exhibit "E": List of names and addresses of persons with ownership interests in the Property and ownership parcel numbers;

Exhibit "F": Certified copy of the official zoning map for Montgomery County indicating the current R-60/ TDR, R-200 and R-200/ TDR zoning classifications for the Property.

WHEREFORE, Crown Village Farm LLC, Catherine C. Stinson and Clyde A. Stinson respectfully request that the Mayor and Council of the City of Gaithersburg initiate all steps necessary for final enactment of a Resolution annexing the Property into the corporate boundaries of the City of Gaithersburg.

[SIGNATURE PAGES TO FOLLOW]

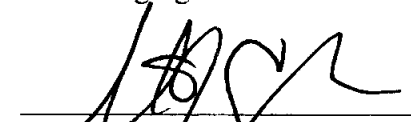
WITNESS:



CROWN VILLAGE FARM, LLC,
A Delaware Limited Liability Company

By: KB HOME MARYLAND, INC.,
a Delaware corporation d/b/a
KB Home Mid-Atlantic,
Its Managing Member

By:


Name: Steven J. Coniglio
Title: Managing Member

* * *

STATE OF MARYLAND

COUNTY OF

Montgomery

*

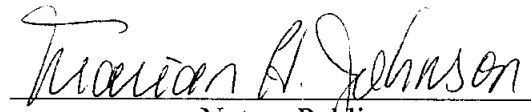
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*

to wit:

I HEREBY CERTIFY that on this 10th day of November, 2005, before me, a Notary Public in and for the State and County aforesaid, personally appeared Steven J. Coniglio, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing and annexed instrument and acknowledged that said individual executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Notary Public

My Commission Expires:

7-1-08

[NOTARIAL SEAL]

WITNESS:

CLYDE A. STINSON

Melua P. Socha

By: Clyde A. Stinson
Clyde A. Stinson

* * *

STATE OF MARYLAND

*

*

to wit:

*

COUNTY OF

I HEREBY CERTIFY that on this 9th day of November, 2005, before me, a Notary Public in and for the State and County aforesaid, personally appeared Clyde A. Stinson, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing and annexed instrument and acknowledged that said individual executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Melua P. Socha
Notary Public

My Commission Expires: 9/1/06

[NOTARIAL SEAL]

WITNESS:

CATHERINE C. STINSON

Melba P. Socha

By: Catherine C. Stinson
Catherine C. Stinson

* * *

STATE OF MARYLAND

*
* to wit:
*

COUNTY OF

I HEREBY CERTIFY that on this 9th day of November, 2005, before me, a Notary Public in and for the State and County aforesaid, personally appeared Catherine C. Stinson, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing and annexed instrument and acknowledged that said individual executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Melba P. Socha
Notary Public

My Commission Expires: 9/1/06

[NOTARIAL SEAL]

METES AND BOUNDS DESCRIPTION
ANNEXATION PARCEL
GAITHERSBURG ELECTION DISTRICT NO. 9
MONTGOMERY COUNTY, MARYLAND

Being all of the property acquired by Crown Village Farm, LLC, a Delaware limited liability company, from (i) Catherine Virginia Stinson; (ii) Kenneth Crown, Personal Representative of the Estate of Charlie O. Crown, Deceased, (also known as Charles Oliver Crown and Charles O. Crown); (iii) Lorraine B. Crown, individually and as Personal Representative of the Estate of James Forrest Crown, Deceased, (also known as James F. Crown) by deed dated September 14, 2005 and recorded among the Land Records of Montgomery County, Maryland in Liber 30800 at folio 506; also being part of the property acquired by Crown Village Farm, LLC, a Delaware limited liability company, from Lorraine B. Crown, surviving tenant by the entireties of James Forrest Crown, also known as James F. Crown, by deed dated September 14, 2005 and recorded among the Land Records of Montgomery County, Maryland in Liber 30800 at folio 517; also being part of the property acquired by Crown Village Farm, LLC, a Delaware limited liability company, from Kenneth Crown, Personal Representative of the Estate of Charlie O. Crown, Deceased, (also known as Charles Oliver Crown and Charles O. Crown) by deed dated September 14, 2005 and recorded among the Land Records of Montgomery County, Maryland in Liber 30800 at folio 527; also being all of the property acquired by Crown Village Farm, LLC, a Delaware limited liability company, from Catherine C. Stinson and Clyde A. Stinson by deed dated September 14, 2005 and recorded among the Land Records of Montgomery County, Maryland in Liber 30800 at folio 537; also being all of Tract 2 of the property acquired by Meridian/Northwestern Shady Grove West, LLC, a Delaware limited liability company, from Shady Grove Associates II, LLC, a Maryland limited liability company, by deed dated October 31, 2002 and recorded among the Land Records of Montgomery County, Maryland in Liber 22261 at folio 137; also being part of the right of way of Sam Eig Highway as shown on Montgomery County, Maryland Department of Transportation Right of Way Plats 256, 257 and 259; also being part of the right of way of Fields Road as shown on Montgomery County, Maryland Department of Transportation Right of Way Plat 205; and also being all of the right of way of Diamondback Drive (now known as Research Boulevard) as shown on Montgomery County, Maryland Department of Transportation Right of Way Plat 19 and being more particularly described as follows:



Beginning for the same at a rebar found on the easterly right of way line of Sam Eig Highway as shown on Montgomery County, Maryland Department of Transportation Right of Way Plat 259 and at the beginning of the 1st or North 20° 03' 28" East, 600.69 foot line described in Liber 30800 at folio 506; thence crossing Sam Eig Highway the following course and distance

1. South 89° 52' 29" West, 159.81 feet to a rebar found on the westerly right of way line of Sam Eig Highway as shown on Montgomery County, Maryland Department of Transportation Right of Way Plat 259; thence running with the westerly right of way line of Sam Eig Highway as shown on Montgomery County, Maryland Department of Transportation Right of Way Plats 256, 257 and 259, crossing the intersection of Diamondback Drive, the following 3 courses and distances
2. North 20° 03' 28" East, 655.82 feet, tangent, to a point of curvature; thence ✓
3. 608.64 feet along the arc of a curve deflecting to the right, having a radius of 3891.73 feet (chord: North 24° 32' 17" East, 608.02 feet) to a point of compound curvature; thence ✓
4. 277.35 feet along the arc of a curve deflecting to the right, having a radius of 15888.02 feet (chord: North 29° 31' 07" East, 277.35 feet) to a point; thence crossing Sam Eig Highway the following course and distance, tangent ✓

5. South $69^{\circ} 50' 59''$ East, 197.67 feet to a point at the beginning of the 5th line described in Liber 30800 at folio 506; thence running with said 5th line and binding on the on the southerly right of way line of Fields Road as shown on Montgomery County, Maryland Department of Transportation Right of Way Plat 256 the following course and distance
6. North $87^{\circ} 05' 41''$ East, 234.25 feet to an iron pipe found at the beginning of the 6th line described in Liber 30800 at folio 506; thence running with said 6th line, with the 1st line described in the aforesaid deed recorded in Liber 30800 at folio 537 and binding on the southerly right of way line of Fields Road as shown on Montgomery County, Maryland Department of Transportation Right of Way Plat 206 the following course and distance
7. North $84^{\circ} 48' 15''$ East, 300.24 feet to a point; thence running with the 2nd and 3rd lines described in Liber 30800 at folio 537 and binding on the southerly right of way line of Fields Road as shown on Montgomery County, Maryland Department of Transportation Right of Way Plat 206 the following 2 courses and distances
8. North $87^{\circ} 05' 41''$ East, 130.84 feet, tangent, to a point of curvature; thence
9. 648.10 feet along the arc of a curve deflecting to the right, having a radius of 780.00 feet (chord: South $69^{\circ} 06' 07''$ East, 629.62 feet) to a rebar and cap found at a point of tangency; thence running with the 4th line described in Liber 30800 at folio 537, with the 10th line described in Liber 30800 at folio 506 and binding on the southerly right of

way line of Fields Road as shown on Montgomery County, Maryland Department of Transportation Right of Way Plat 206 the following course and distance

10. South 45° 17' 55" East, 123.10 feet to a rebar and cap found; thence running with the 11th through the 13th lines described in Liber 30800 at folio 506 and binding on the southerly right of way line of Fields Road as shown on Montgomery County, Maryland Department of Transportation Right of Way Plat 206 the following 3 courses and distances
11. South 44° 42' 05" West, 35.00 feet to a rebar and cap found; thence
12. South 45° 17' 55" East, 130.00 feet to a rebar and cap found; thence
13. North 44° 42' 05" East, 35.00 feet to a rebar and cap found at the beginning of the 14th line described in Liber 30800 at folio 506; thence running with said 14th line, with the 3rd line of Parcel Two as described in the aforesaid deed recorded in Liber 30800 at folio 527 and binding on the southerly right of way line of Fields Road as shown on Montgomery County, Maryland Department of Transportation Right of Way Plats 206 and 205 the following course and distance
14. South 45° 17' 55" East, 606.04 feet, tangent, to a point of curvature; thence running with the 4th line of Parcel Two as described in Liber 30800 at folio 527 and binding on the southerly right of way line of Fields Road as shown on Montgomery County, Maryland Department of Transportation Right of Way Plat 205 the following course and distance

15. 291.33 feet along the arc of a curve deflecting to the left, having a radius of 1040.00 feet (chord: South 53° 19' 24" East, 290.37 feet) to a rebar and cap found; thence leaving said southerly right of way line of Fields road and running with the 5th line and part of the 6th line of Parcel Two as described in Liber 30800 at folio 527 and binding on the southerly lines of Outlot A as shown on a plat of subdivision entitled "Washingtonian Center" and recorded among the aforesaid Land Records as Plat 15996 the following 2 courses and distances non-tangent
16. South 46° 01' 12" East, 243.31 feet to a rebar and cap found; thence
17. North 66° 13' 50" East, 137.92 feet to a rebar and cap found; thence running, in part, with the easterly line of Outlot A as shown on the aforesaid Plat 15996 and crossing Fields Road the following course and distance
18. North 18° 12' 45" East, 84.84 feet to an iron pipe found on the northerly right of way line of Fields Road as shown on Montgomery County, Maryland Department of Transportation Right of Way Plat 205; thence running with said northerly right of way line the following course and distance
19. South 77° 30' 08" East, 111.19 feet to a point; thence leaving said northerly right of way line and crossing Fields Road the following course and distance

20. South $12^{\circ} 29' 52''$ West, 115.00 feet to a point within Parcel Two as described in Liber 30800 at folio 527; thence running in, through over and across Parcel Two as described in Liber 30800 at folio 527 the following course and distance
21. South $77^{\circ} 30' 08''$ East, 357.40 feet to a point within Parcel Two as described in Liber 30800 at folio 527; thence running in, through over and across Parcel Two as described in Liber 30800 at folio 527, Parcel One as described in Liber 30800 at folio 527 and the property described in the aforesaid deed recorded in Liber 30800 at folio 517 the following course and distance
22. South $70^{\circ} 47' 38''$ East, 1796.49 feet to a point on the 8th line described in Liber 30800 at folio 517; thence running, in part, with said 8th deed line, with the easterly outline of Tract 2 of the property acquired by Meridian/Northwestern Shady Grove West, LLC, a Delaware limited liability company, from Shady Grove Associates II, LLC, a Maryland limited liability company, by deed dated October 31, 2002 and recorded among the Land Records of Montgomery County, Maryland in Liber 22261 at folio 137 and binding on the westerly right of way line of Omega Drive as shown on Montgomery County, Maryland Department of Transportation Right of Way Plat 54 the following course and distance non-tangent

23. 353.45 feet along the arc of a curve deflecting to the right, having a radius of 285.00 feet (chord: South 02° 06' 13" East, 331.23 feet) to a point of tangency; thence running with the easterly outline of Tract 2 as described in Liber 22261 at folio 137 and with the westerly right of way line of Omega Drive as shown on a plat of street dedication entitled "Decoverly Hall" and recorded among the Land Records of Montgomery County, Maryland as Plat Number 15546 the following course and distance
24. South 33° 25' 30" West, 944.71 feet, tangent, to a point of curvature; thence running, in part, with the easterly outline of the property described in Liber 22261 at folio 137, in part, with part of the 10th line described in Liber 30800 at folio 517 and with the westerly right of way line of Omega Drive as shown on the aforesaid Plat Number 15546 and as shown on Montgomery County, Maryland Department of Transportation Right of Way Plat 54 the following course and distance
25. 206.36 feet along the arc of a curve deflecting to the right, having a radius of 444.80 feet (chord: South 46° 43' 04" West, 204.51 feet) to a point of tangency; thence running with the 11th line described in Liber 30800 at folio 517 and with the westerly right of way line of Omega Drive as shown on Montgomery County, Maryland Department of Transportation Right of Way Plat 19 the following course and distance

26. South $60^{\circ} 00' 30''$ West, 100.00 feet, tangent, to a point of curvature; thence running, in part, with the 12th line described in Liber 30800 at folio 517 and with the westerly right of way line of Omega Drive as shown on Montgomery County, Maryland Department of Transportation Right of Way Plat 54, crossing the intersection of Diamondback Drive (now known as Research Boulevard) as shown on said Right of Way Plat 19, the following course and distance
27. 266.90 feet along the arc of a curve deflecting to the left, having a radius of 1136.40 feet (chord: South $53^{\circ} 16' 48''$ West, 266.29 feet) to a point of tangency; thence crossing the intersection of Diamondback Drive (now known as Research Boulevard) as shown on said Right of Way Plat 19, the following course and distance
28. South $46^{\circ} 33' 05''$ West, 39.61 feet to a point; thence running with the southerly right of way lines of Diamondback Drive (now known as Research Boulevard) as shown the aforesaid Right of Way Plat 19 the following 3 courses and distances
29. North $01^{\circ} 33' 05''$ East, 35.36 feet to a point; thence
30. North $43^{\circ} 26' 55''$ West, 133.60 feet, tangent, to a point of curvature; thence
31. 203.26 feet along the arc of a curve deflecting to the left, having a radius of 822.09 feet (chord: North $50^{\circ} 31' 54''$ West, 202.74 feet) to a point; thence running with the southerly limit of dedication of Diamondback Drive (now known as Research Boulevard) as shown on the aforesaid Right of Way Plat 19, running with the 17th line described in Liber 30800 at folio 517 and

binding on the northeasterly line of Parcel LL as shown on a plat of subdivision entitled "Discoverly Hall" and recorded among the aforesaid Land Records as Plat Number 17631 and the northeasterly line of Outlot 5 as shown on a plat of subdivision entitled "Discoverly Hall" recorded among the aforesaid Land Records as Plat Number 17633 the following course and distance non-tangent

32. North 43° 26' 54" West, 386.28 feet to an iron pipe found at the beginning of the 1st line described in Liber 30800 at folio 517; thence running with said 1st line, with the 1st line of Parcel One as described in Liber 30800 at folio 527, with the 12th line of Parcel Two as described in Liber 30800 at folio 527 and binding on the northerly line of Outlot 5 as shown on a plat of subdivision entitled "Discoverly Hall" and recorded among the aforesaid Land Records as Plat Number 17633, the northerly line of Parcel MM as shown on a plat of subdivision entitled "Discoverly Hall" and recorded among the aforesaid Land Records as Plat Number 17632, the northerly termination of Discoverly Drive as shown on plats of subdivision entitled "Discoverly Hall" and recorded among the aforesaid Land Records as Plats Numbered 17632 and 18851, and the northerly line of Parcel A, Block 4 as shown on a plat of subdivision entitled "Discoverly Adventure" and recorded among the aforesaid Land Records as Plat Number 17658 the following course and distance

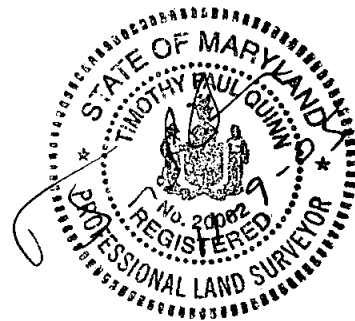
33. North 72° 13' 43" West, 1890.65 feet to a point; thence running with the 13th line of Parcel Two as described in Liber 30800 at folio 527 and binding on the northerly line of the aforesaid Parcel A, Block 4 "Discoverly Adventure" as shown on the aforesaid Plat Number 17658 the following course and distance
34. North 84° 52' 25" West, 660.45 feet to a rebar and cap found; thence running with the 14th line of Parcel Two as described in Liber 30800 at folio 527 and binding on the northeasterly line of Parcel B, Block 4 as shown on the aforesaid Plat Number 17658 the following course and distance
35. North 25° 17' 00" West, 920.80 feet to a pinch pipe found; thence running with the 17th through 19th lines described in Liber 30800 at folio 506 and binding on the northerly lines Parcel B, Block 4 as shown on a plat of subdivision entitled "Discoverly Adventure" and recorded among the aforesaid Land Records as Plat Number 17658, the northerly termination of Diamondback Drive as shown on a plat of subdivision entitled "Discoverly Adventure" and recorded among the aforesaid Land Records as Plat Number 17657 and the northerly line of Parcel E, Block 1 as shown on a plat of subdivision entitled "Discoverly Adventure" and recorded among the aforesaid Land Records as Plat Number 18721 the following 3 courses and distances
36. South 56° 05' 32" West, 216.55 feet to a rebar found, passing over a rebar and cap found on line at 189.13 feet; thence

37. North 78° 19' 52" West, 274.10 feet to a point, passing over a rebar and cap found on line at 79.03 feet; thence
38. North 89° 31' 50" West, 393.46 feet to the Point of Beginning; containing 7963519 square feet or 182.81725 acres of land.

This description is in conformance with a boundary survey performed by Rodgers Consulting, Inc., July, 2005, Job No. 575-C1.

This description is in the Maryland Coordinate System, NAD 83/91.

THE UNDERSIGNED, being a licensed surveyor, personally prepared or was in responsible charge of the preparation and the survey work reflected in this metes and bounds description, in compliance with the requirements set forth in "COMAR" Title 09, Subtitle 13, Chapter 06, Regulation .12.



n:\projdocs\575c1\survey\property descriptions\desc-annexation.doc

**PERSONS WHO RESIDE ON THE CROWN PROPERTY WHO ARE REGISTERED AS
VOTERS IN COUNTY ELECTIONS IN THE PRECINCT IN WHICH THE
TERRITORY TO BE ANNEXED IS LOCATED (COUNTY ELECTION PRECINCT 09-
33)**

Name

Address

Catherine C. Stinson

10000 Fields Road, Gaithersburg, MD, 20878

Clyde A. Stinson

10000 Fields Road, Gaithersburg, MD, 20878

L&B 531200v1/Author:JPL/10318.0004



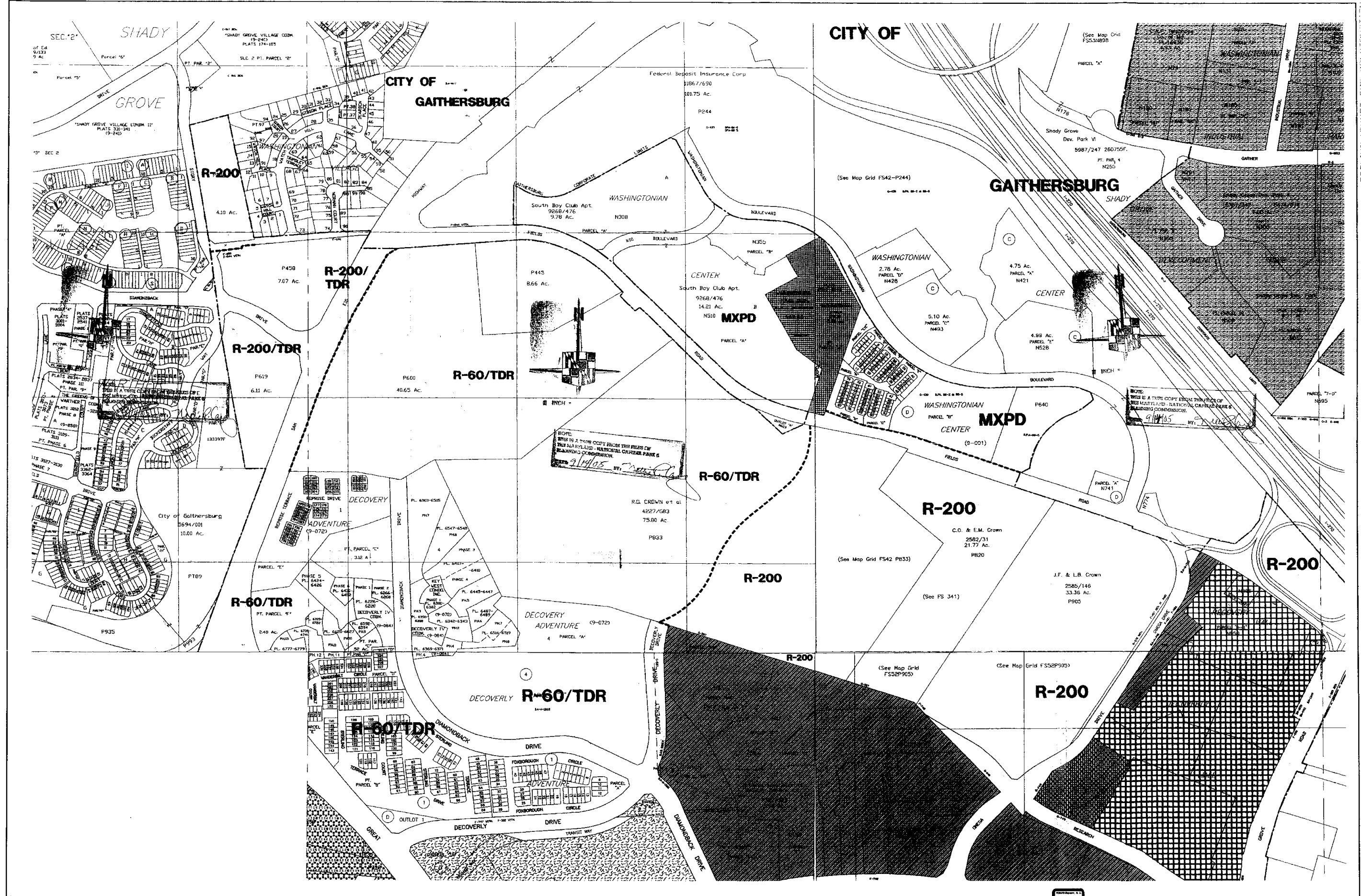
Exhibit "D"

Crown Property
250' Adjacent Owner's List 10/25/05

Prop. No.	Plat No.	Lot	Block	Tax Map	Tax ID	Subdivision	Owner's Name	Premise Address	Mailing Address	CITY/STATE/ZIP
Property Owners								STREET ADDRESS	STREET ADDRESS	
A		P445			09-00777372	WICKHAMS CHANCE	CROWN VILLAGE FARM LLC	10000 FIELDS RD GAITHERSBURG 20878	C/O KB HOME MARYLAND INC 8000 TOWER CRESCENT DR #1350	VIENNA VA 22182-6207
B		P600			09-00769292	WICKAMS CHANCE EA	CROWN VILLAGE FARM LLC	FIELDS RD GAITHERSBURG 20878	C/O KB HOME MARYLAND INC 8000 TOWER CRESCENT DR #1350	VIENNA VA 22182-6207
C		P820			09-00769268	WICKHAMS CHOICE	CROWN VILLAGE FARM LLC	9600 FIELDS RD GAITHERSBURG 20878	C/O KB HOME MARYLAND INC 8000 TOWER CRESCENT DR #1350	VIENNA VA 22182-6207
D		P833			09-00769270	WICKHAMS CHANCE	CROWN VILLAGE FARM LLC	9800 FIELDS RD GAITHERSBURG 20878	C/O KB HOME MARYLAND INC 8000 TOWER CRESCENT DR #1350	VIENNA VA 22182-6207
E		P905			09-00769304	CONCLUSION MAPLE RIDGE	CROWN VILLAGE FARM LLC	9410 FIELDS RD GAITHERSBURG 20878	C/O KB HOME MARYLAND INC 8000 TOWER CRESCENT DR #1350	VIENNA VA 22182-6207
F		PT PAR E		N094	09-02740331	SHADY GROVE MUSIC FAIR	MERIDIAN/NORTHWESTERN SHADY GRV WEST LLC	15315 OMEGA DR ROCKVILLE 20850	C/O MERIDIAN GROUP 3 BETHESDA METRO CTR STE 610	BETHESDA MD 20814-5392
							MONTGOMERY COUNTY, MARYLAND	PORTIONS OF SAM EIG HIGHWAY, FIELDS ROAD AND RESEARCH BOULEVARD RIGHT-OF-WAYS	101 MONROE STREET GAITHERSBURG 20878	ROCKVILLE MD 20850



Exhibit "E"



REVISION	DATE	BY	REVISION	DATE	BY

OWNER/DEVELOPER:
CROWN VILLAGE FARM, LLC
C/O KB HOME MARYLAND, INC
8000 TOWER CRESCENT DRIVE
SUITE 1350
VIENNA, VIRGINIA 22182

CERTIFIED ZONING MAP

RODGERS CONSULTING
Enhancing the value of land assets
Rodgers Consulting, Inc.
19847 Century Blvd., Suite 200
Crownsville, MD 21032
301.948.4700
301.948.6256 (fax)
301.253.6009
www.rodgers.com

BASE DATA	BY	DATE
DESIGNED		
DRAWN		
REVIEWED		
MODIFIED		
RELEASE FLIP		

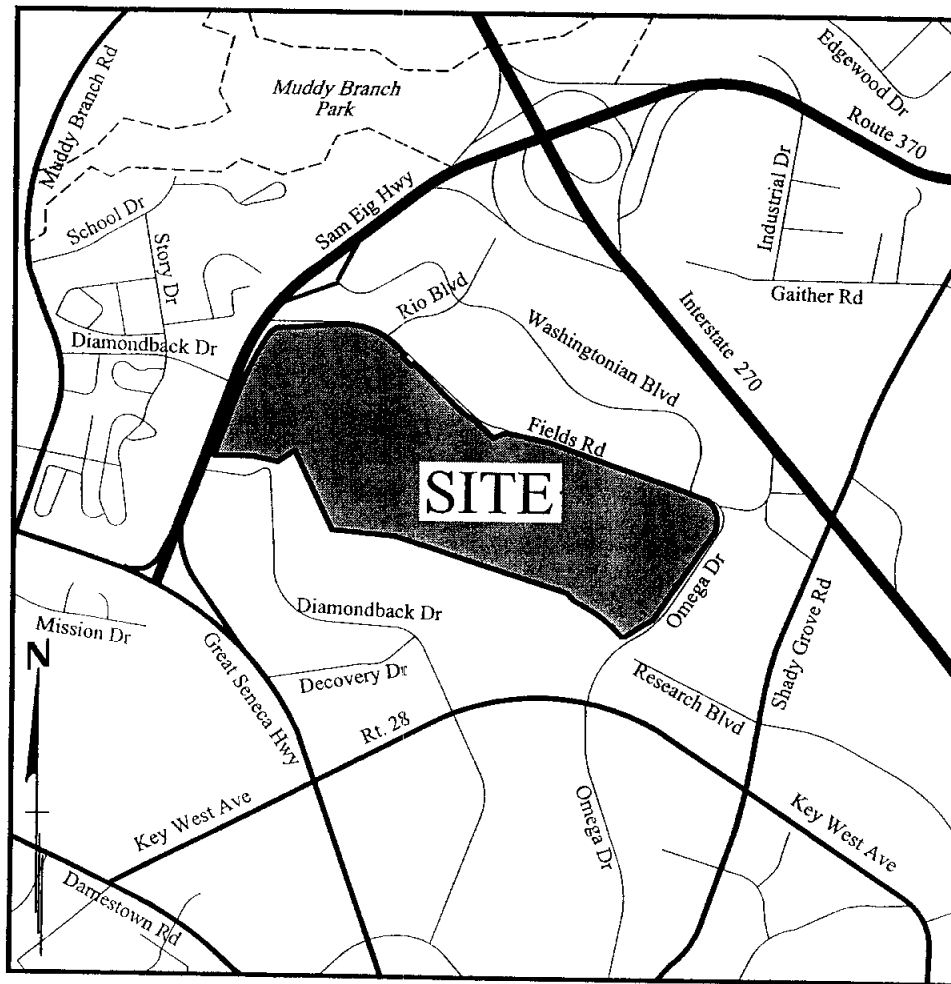
CROWN FARM
8TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SCALE: 1"=200'
JOB NO: 575C
DATE: OCT, 2005
SHEET NO: 1 of 1

JOINT EXHIBIT
#11
X-182
2-6-05
FENGAD-Bayonne, M. J.

THE CROWN PROPERTY

Vision for a New Community



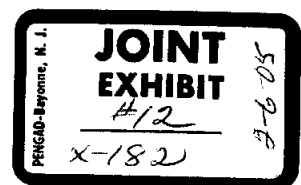
VICINITY MAP 1" = 2000'

1

RODGERS
CONSULTING

Enhancing the value of land assets

y:\0575c\corres\agenda issues list\2005-11-10 vicinity base



THE CROWN PROPERTY

Crown Property Annexation Application General Site Information

The property that is the subject of this annexation application (the "Annexation Property") is approximately 182.8 acres, comprised of parcels P600, P445, P820, P905, P833 and N094 as found on Montgomery County Tax Maps FS341, FS342, FS562, and FS561 and portions of the County-owned right-of-ways on Fields Road, Sam Eig Highway and Research Boulevard. The Annexation Property is located in Montgomery County, Maryland south of Fields Road, west of Omega Drive and extending to and including portions of the rights-of-way of Sam Eig Highway to the west. The southern boundary more or less follows an unnamed tributary of the Muddy Branch (see Boundary Survey, attached to the Annexation Petition as Exhibit "B"). The site is a more or less a large rectangle with existing roads on three sides and stream on the fourth side. The Washingtonian Center is located to the north. Employment and office uses are located east of Omega Drive.

The Annexation Property is dominated by open agricultural fields with some scattered improvements. The site also contains approximately 15 acres that are within the stream valley buffer. Approximately one-half of the stream valley buffers located on the Annexation Property are un-forested and actively managed for agricultural purposes.

County Zoning

The site is approximately 182.8 acres. Per the Montgomery County zoning map the Annexation Property has three zoning designations. The western portion of the site, approximately 94.2 acres is zoned R-60/TDR. The eastern portion of the property, approximately 83.7 acres is zoned R-200. The portions of the Sam Eig Highway right-of-way that are included in the Annexation Property are zoned R-200/ TDR. In Montgomery County, the Annexation Property is covered by the July 1990 Approved and Adopted Shady Grove Study Area Master Plan (the "County Master Plan"). The County Master Plan recommends a mix of uses pursuant to the R-60/ TDR and PD Zone. The Corridor Cities Transitway (CCT) is planned to go through the site.

Existing Structures

There are scattered improvements on the site. One farmhouse, along with a log tenant house, (Site #20/17) has been identified on the County Master Plan for historic preservation.

Water and Sewer Service

The water and sewer categories for the site are W-1 and S-6. There are two WSSC water transmission lines (60" and 36") that bisect the property in a generally east-west direction. Existing water and sewer lines surround the site. The sewer for the proposed development will

THE CROWN PROPERTY

connect to the existing sewer lines within the stream valley to the west. Water connections will be determined with WSSC as needed.

Existing Utilities

Various utilities are located on or in close proximity to the Annexation Property. A storm drain outfall flows from the Washingtonian Center through the subject property and ultimately outfalls immediately beyond the western border of the Annexation Property. Existing electric, gas, cable TV and telephone run adjacent to the site within the public right of way.

Streams and Watershed

The entirety of the Annexation Property drains in a western direction to a tributary of the Muddy Branch stream system. This unnamed stream branch is a perennial tributary that generally flows along the western boundary of the Annexation Property northwest to the main stem of the Muddy Branch.

The Muddy Branch watershed is mostly comprised of drainage from the City of Gaithersburg and the immediately surrounding areas. The Muddy Branch main stem flows through the community of Lakelands and ultimately to the Potomac River and Chesapeake Bay. The Muddy Branch watershed is designated as a Use Class I-P watershed. According to the Montgomery County Stream Protection Strategy, the sub-watershed that the Annexation Property is located within is ranked as 'fair' (CSPS, 2004).

Floodplains

No published floodplain information was found for the Annexation Property from either the FEMA or Montgomery County Floodplain Sheet sources. For the areas of the Annexation Property that have a drainage area greater than 30 acres, a floodplain delineation was conducted by Rodgers Consulting, Inc. The properties to the west reflect the mapped floodplain in for the developed areas.

Slopes and Soils

The site drains from east to west. Fields Road is generally the high side of the site that drains to the stream valley to the west. The site is mostly open, rolling farm field with some steep slopes associated with the stream valley. The slopes range from 2 to 25 % and present no constraints or limitation to the proposed development outside of the stream valley buffers. The soils found on site are Gaila silt loam (1C), Glenelg silt loam (2B, 2C), Glenville silt loam (5A, 5B), Baile silt loam (6A), Brinklow-Blocktown channery silt loam (16D), Hatboro silt loam (54A) and Blocktown channery silt loam (116D). The soils outside the stream valley are suitable for development.

Wetlands



Enhancing the value of land assets

THE CROWN PROPERTY

A wetlands delineation was performed in accordance with the United States Army Corps of Engineers 1987 laboratory. Field delineation of the wetlands occurred in July 2005 by McCarthy & Associates, Inc. and was confirmed by the United States Army Corps of Engineers at a site meeting in August 2005. The Annexation Property contains approximately 0.88 acres of wetlands. All wetlands, floodplains, and associated buffers are within the stream valley buffer.

Forests & Trees

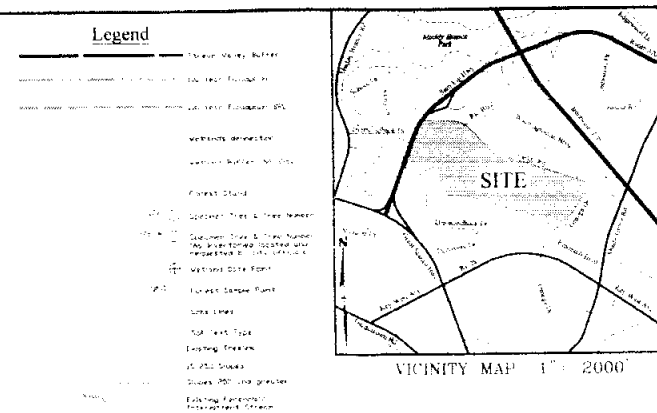
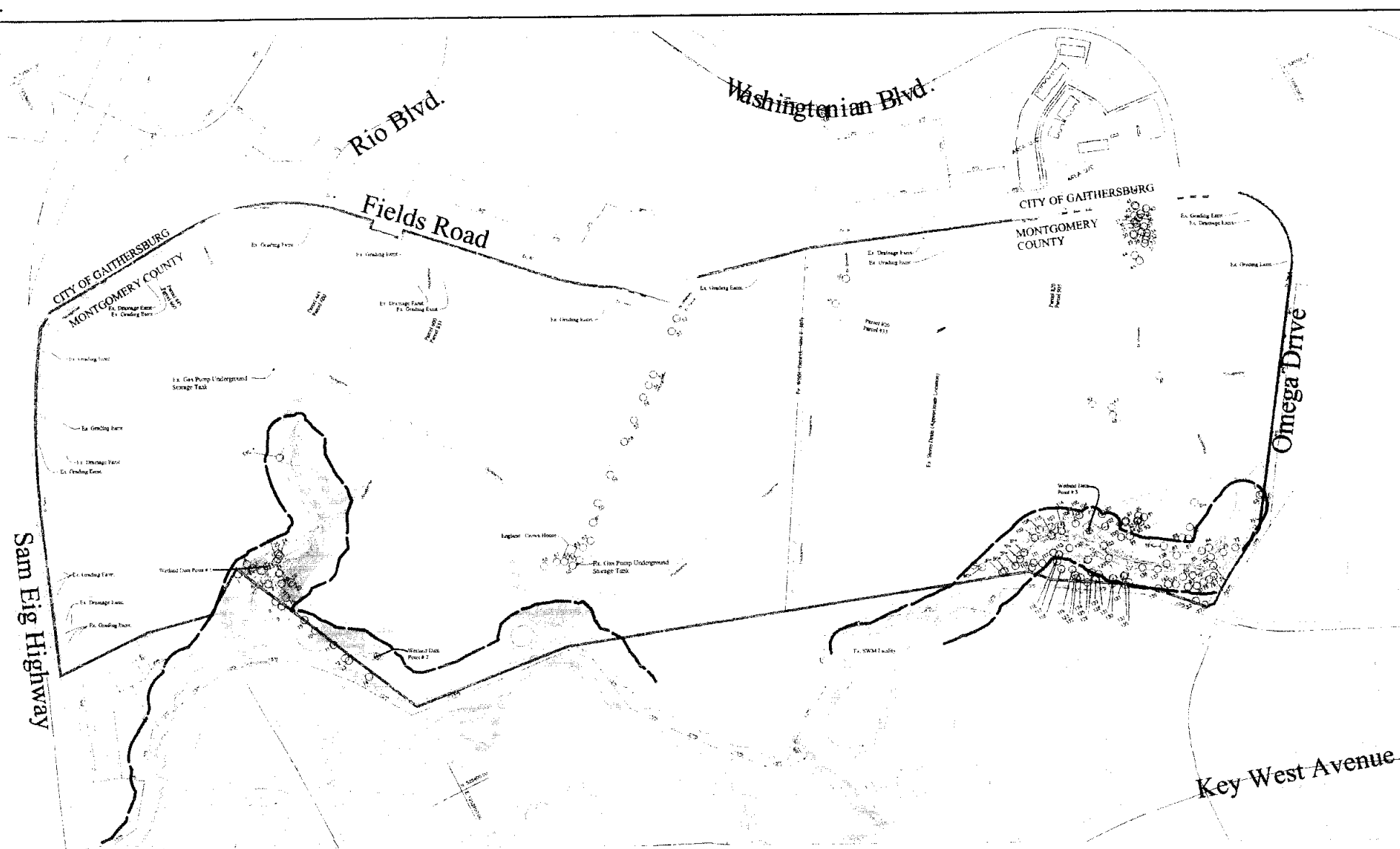
Approximately 7.5 acres of the Annexation Property is forested, most of which is within the stream valley buffer. A Natural Resources Inventory/ Forest Stand Delineation has been submitted to the City as part of this application.

Sediment Control

Sediment control will be designed and constructed per the City of Gaithersburg code. Best management practices and techniques will be incorporated into the design to control runoff during construction. Some of these practices include but are not limited to silt fence, earth dikes and sediment traps.

Stormwater Management and Storm Drain

Stormwater management facilities will be incorporated into the development in accordance with the City of Gaithersburg code. Storm drain lines will be used to convey water to the stormwater management facilities. It is envisioned that most of the storm drain will be in public right of ways. The site divides into three drainage areas. Each of these areas will have a stormwater management facility or a series of facilities to manage water quality and quantity per methods in the MDE, 2000 Maryland Stormwater Design manual and per the City requirements. As the site is engineered the drainage areas may change. In concept the three wet ponds envisioned would be adjacent to or within the un-forested stream valley on the west side of the site. The outfalls would discharge to the existing stream.



General Notes

2. The subject property is approximately 27.5 Acres and is a composite of Parcels P13, P142, P152, P160, P161, P162, P163, P164, P165, P166, P167, P168, P169, P170, P171, P172, P173, P174, P175, P176, P177, P178, P179, P180, P181, P182, P183, P184, P185, P186, P187, P188, P189, P190, P191, P192, P193, P194, P195, P196, P197, P198, P199, P200, P201, P202, P203, P204, P205, P206, P207, P208, P209, P210, P211, P212, P213, P214, P215, P216, P217, P218, P219, P220, P221, P222, P223, P224, P225, P226, P227, P228, P229, P230, P231, P232, P233, P234, P235, P236, P237, P238, P239, P240, P241, P242, P243, P244, P245, P246, P247, P248, P249, P250, P251, P252, P253, P254, P255, P256, P257, P258, P259, P260, P261, P262, P263, P264, P265, P266, P267, P268, P269, P270, P271, P272, P273, P274, P275, P276, P277, P278, P279, P280, P281, P282, P283, P284, P285, P286, P287, P288, P289, P290, P291, P292, P293, P294, P295, P296, P297, P298, P299, P300, P301, P302, P303, P304, P305, P306, P307, P308, P309, P310, P311, P312, P313, P314, P315, P316, P317, P318, P319, P320, P321, P322, P323, P324, P325, P326, P327, P328, P329, P330, P331, P332, P333, P334, P335, P336, P337, P338, P339, P340, P341, P342, P343, P344, P345, P346, P347, P348, P349, P350, P351, P352, P353, P354, P355, P356, P357, P358, P359, P360, P361, P362, P363, P364, P365, P366, P367, P368, P369, P370, P371, P372, P373, P374, P375, P376, P377, P378, P379, P380, P381, P382, P383, P384, P385, P386, P387, P388, P389, P390, P391, P392, P393, P394, P395, P396, P397, P398, P399, P400, P401, P402, P403, P404, P405, P406, P407, P408, P409, P410, P411, P412, P413, P414, P415, P416, P417, P418, P419, P420, P421, P422, P423, P424, P425, P426, P427, P428, P429, P430, P431, P432, P433, P434, P435, P436, P437, P438, P439, P440, P441, P442, P443, P444, P445, P446, P447, P448, P449, P450, P451, P452, P453, P454, P455, P456, P457, P458, P459, P460, P461, P462, P463, P464, P465, P466, P467, P468, P469, P470, P471, P472, P473, P474, P475, P476, P477, P478, P479, P480, P481, P482, P483, P484, P485, P486, P487, P488, P489, P490, P491, P492, P493, P494, P495, P496, P497, P498, P499, P500, P501, P502, P503, P504, P505, P506, P507, P508, P509, P510, P511, P512, P513, P514, P515, P516, P517, P518, P519, P520, P521, P522, P523, P524, P525, P526, P527, P528, P529, P530, P531, P532, P533, P534, P535, P536, P537, P538, P539, P540, P541, P542, P543, P544, P545, P546, P547, P548, P549, P550, P551, P552, P553, P554, P555, P556, P557, P558, P559, P560, P561, P562, P563, P564, P565, P566, P567, P568, P569, P570, P571, P572, P573, P574, P575, P576, P577, P578, P579, P580, P581, P582, P583, P584, P585, P586, P587, P588, P589, P590, P591, P592, P593, P594, P595, P596, P597, P598, P599, P600, P601, P602, P603, P604, P605, P606, P607, P608, P609, P610, P611, P612, P613, P614, P615, P616, P617, P618, P619, P620, P621, P622, P623, P624, P625, P626, P627, P628, P629, P630, P631, P632, P633, P634, P635, P636, P637, P638, P639, P640, P641, P642, P643, P644, P645, P646, P647, P648, P649, P650, P651, P652, P653, P654, P655, P656, P657, P658, P659, P660, P661, P662, P663, P664, P665, P666, P667, P668, P669, P670, P671, P672, P673, P674, P675, P676, P677, P678, P679, P680, P681, P682, P683, P684, P685, P686, P687, P688, P689, P690, P691, P692, P693, P694, P695, P696, P697, P698, P699, P700, P701, P702, P703, P704, P705, P706, P707, P708, P709, P710, P711, P712, P713, P714, P715, P716, P717, P718, P719, P720, P721, P722, P723, P724, P725, P726, P727, P728, P729, P730, P731, P732, P733, P734, P735, P736, P737, P738, P739, P740, P741, P742, P743, P744, P745, P746, P747, P748, P749, P750, P751, P752, P753, P754, P755, P756, P757, P758, P759, P760, P761, P762, P763, P764, P765, P766, P767, P768, P769, P770, P771, P772, P773, P774, P775, P776, P777, P778, P779, P780, P781, P782, P783, P784, P785, P786, P787, P788, P789, P790, P791, P792, P793, P794, P795, P796, P797, P798, P799, P800, P801, P802, P803, P804, P805, P806, P807, P808, P809, P810, P811, P812, P813, P814, P815, P816, P817, P818, P819, P820, P821, P822, P823, P824, P825, P826, P827, P828, P829, P830, P831, P832, P833, P834, P835, P836, P837, P838, P839, P840, P841, P842, P843, P844, P845, P846, P847, P848, P849, P850, P851, P852, P853, P854, P855, P856, P857, P858, P859, P860, P861, P862, P863, P864, P865, P866, P867, P868, P869, P870, P871, P872, P873, P874, P875, P876, P877, P878, P879, P880, P881, P882, P883, P884, P885, P886, P887, P888, P889, P890, P891, P892, P893, P894, P895, P896, P897, P898, P899, P900, P901, P902, P903, P904, P905, P906, P907, P908, P909, P910, P911, P912, P913, P914, P915, P916, P917, P918, P919, P920, P921, P922, P923, P924, P925, P926, P927, P928, P929, P930, P931, P932, P933, P934, P935, P936, P937, P938, P939, P940, P941, P942, P943, P944, P945, P946, P947, P948, P949, P950, P951, P952, P953, P954, P955, P956, P957, P958, P959, P960, P961, P962, P963, P964, P965, P966, P967, P968, P969,

Specimen Tree Notes

2. Trees 24" and larger at 4 1/2" diameter at breast height were identified by placing pink flagging around each tree. The S.T. number, diameter and species of the tree were written on the flagging.

Forest Stand Types

Stand "F" Successional/ Transitional: Tulip Poplar, Red Maple, Tree of Heaven, Black Walnut, Red Cedar, Sweet Gum. (Majority of trees are in the 2" - 4" DBH size class and range from 10'-14' tall)

Stand C: Transitional / Immature. (Seed to Pole timber size classes, primarily 7' - 9' DBH) two classes: Pinyon / Juniper / Poplar with scattered Black Cherry and Red Maple. Most likely an abandoned pasture, naturally becoming into a young forest.

Stand 5: Sawtimber, Poletimber, and Mature Mixed Hardwoods. Dominated by Tule Poplar and Red Maple (dominant tree species range from 6' - 24'). Pockets of smaller size trees located through the stands.

Area Information

Area of Subject Property	177.9 +/- Acres
Area within Stream Valley Buffer	15.05 +/- Acres
Area within 100-Yr Floodplain*	6.02 +/- Acres
Area within Wetlands*	0.88 +/- Acres
Area of Forests	7.52 +/- Acres



Soils

Symbol	Soil name	Comments (Per Soil Survey)
	Gaia silt loam, 8-15% slopes	
	Glenide silt loam, 2-8% slopes	
	Glenide silt loam, 8-15% slopes	
	Glenville silt loam, 0-3% slopes	
	Glenville silt loam, 3-8% slopes	
	Hale silt loam, 0-3% slopes	
	Brakins-Bleektown channery silt loam, 13-25% slopes	hydric
	Harboro silt loam, 0-3% slopes	highly erodible
	Hyd silt loam, 15-25% slopes	hydric
	Hyd silt loam, 15-25% slopes	hydric

Qualified Professional Certification

I hereby certify that this plan was prepared to the best of my knowledge and belief in accordance with the Maryland Forest Conservation Law and the City of Gettysburg's approved and adopted Environmental Standards.

Dusty Rhodes
COWBOY BOB 1976 US
Qualifed Professional

NRI/FSD Preparation Team



McCarthy & Associates, Inc.



BURA Patton Harris Rust & Associates, pc

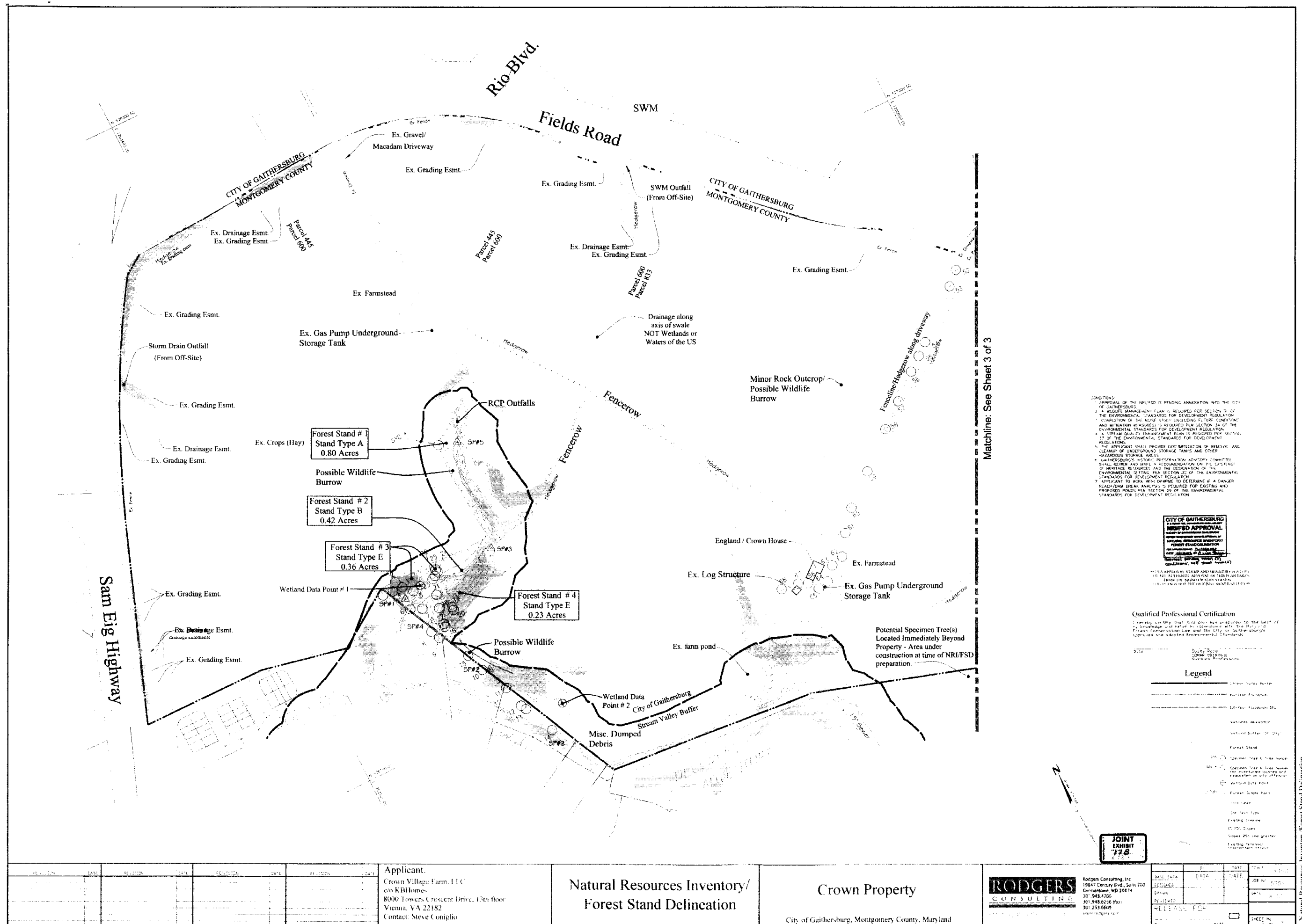
	DATE	SCALE 1" = 100'
BASE DATA	DATE	JOB NO. 575A
DESIGNED		DATE 8/1/58
DRAWN		
REVIEWED		
RELEASE FOR		DATE

Natural Resources Inventory/Forest Stand Delineation

**JOINT
EXHIBIT**

#17A
X-182

2-6-05



LINOWES
AND | BLOCHER LLP
ATTORNEYS AT LAW

December 1, 2005

Barbara A. Sears
301.961.5157
bsears@linowes-law.com

Joseph P. Lapan
301.961.5172
jlapan@linowes-law.com

The Honorable Sidney Katz
and Members of the City Council
City of Gaithersburg
31 South Summit Avenue
Gaithersburg, Maryland 20877

Re: Crown Property Concept/Sketch Plan – Annexation X-182

Dear Mayor Katz and Members of the Council:

On behalf of Crown Farm Village, LLC, we hereby submit this Concept/Sketch Plan for the Crown Property (the “Property”), per the City’s request. Application for annexation of the Property was made on November 14, 2005 and is currently under review by the City. Enclosed as attachments to this letter please find the following:

- Land Use Plan MXD Concept/Sketch Plan
- Boundary Survey MXD Concept/Sketch Plan
- Surrounding Uses and Road Network Plan MXD Concept/Sketch Plan
- Phasing Plan MXD Concept/Sketch Plan
- Natural Resources Inventory Forest Stand Delineation MXD Concept/Sketch Plan
- Statement of Master Plan Compliance

L&B 539334v1/10318.0004

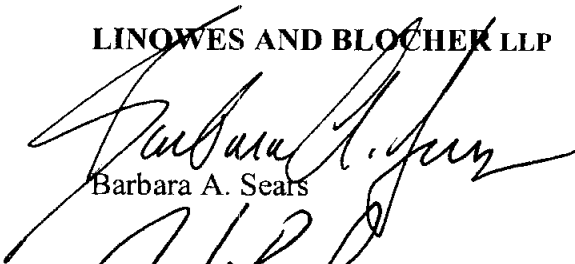


The Honorable Sidney Katz
and Members of the City Council
December 1, 2005
Page 2


If you have any questions concerning the enclosed materials, or if additional information is needed, please feel free to contact us.

Very truly yours,

LINOWES AND BLOCHER LLP



Barbara A. Sears



Joseph P. Lapan

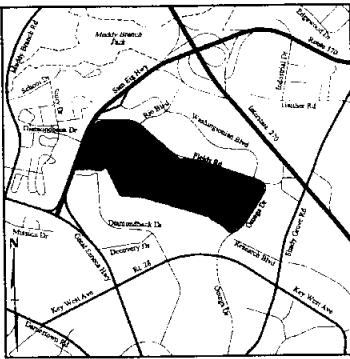
Enclosures

cc: Mr. Fred Felton
Mr. Greg Ossont
Mr. Aris Mardirossian
Mr. Steve Lebling
Mr. Steve Coniglio
Mr. Ron Salameh
Mr. Martin Mankowski
Mr. Matthew Bell
Mr. Gary Unterberg

THE CROWN PROPERTY

Vision for a New Community

MXD Concept/Sketch Plan



VICINITY MAP 1" = 2000'

- NOTES:**
- Heights are maximum numbers expressed in stories and feet as follows:
5 Story = Max. 75'
10 Story = Max. 130'
20 Story = Max. 250'
 - Gross Land Area= 182.8 +/- Acres
Residential= 131.9 +/- Acres*
Commercial= 44.5 +/- Acres*
R/W (Sam Eig Highway, Fields Road, Research Boulevard) = 6.4 +/- Acres*
 - Land Uses Illustrated
Residential= 1,975 to 2,550 Units
Commercial= 260,000 to 370,000 SF**
 - Residential units shall not exceed 2,550 units.***
 - Commercial FAR shall not exceed 0.75 FAR based on land shown for commercial use.
 - The location of Single Family Detached, Single Family Attached, and Multifamily may be shifted between pods provided the high range of units shown for any pod is not exceeded by 30%.
 - Green area shall not be less than 40% of total area shown for residential use.****
 - Green area shall not be less than 25% of total area shown for commercial use.****

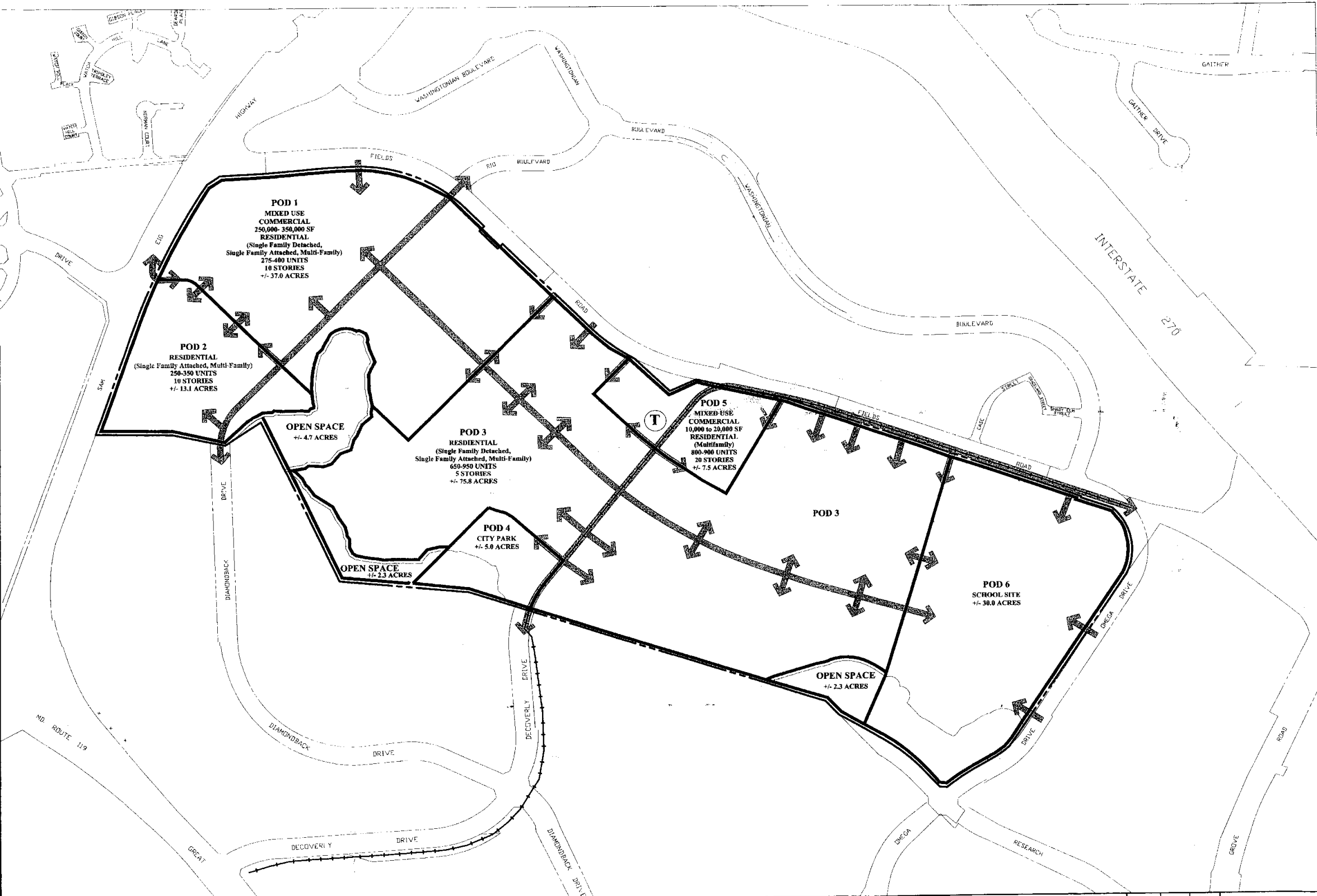
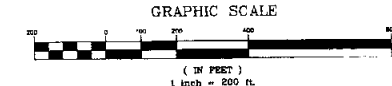
* Size of areas identified may be adjusted.
** Applicant may opt to include retail or employment uses in commercial. In areas shown as mixed use, commercial and residential land uses are permitted.
*** Applicant may opt to convert commercial square footage shown to residential units to exceed 2,550 units at a commercial factor of 800 SF per unit.
**** Greenspace for whole site to be prorated between residential and commercial including the school site, city park, and all open space areas shown. Mixed use structures shall be considered commercial for green area calculations.

LEGEND

- SITE BOUNDARY
- POD LIMITS
- TRANSIT ALIGNMENT
- TRANSIT STATION
- STREAM VALLEY BUFFER
- POSSIBLE STREET CONNECTION

SHEET INDEX

Title	Sheet No.
Land Use	1
Boundary Survey	2
Surrounding Uses & Road Network	3
Phasing Plan	4
Natural Resources Inventory	5



REVISION	DATE	REVISION	DATE	REVISION	DATE

Applicant/Owner:
Crown Village Farm, LLC
c/o KBHome
8000 Towers Crescent Drive
13th Floor
Vienna, VA 22182
Mr. Steve Coniglio

LAND USE PLAN
MXD CONCEPT/SKETCH PLAN

RODGERS CONSULTING
Enhancing the value of land assets

Rodgers Consulting, Inc.
19847 Century Blvd., Suite 200
Germantown, MD 20874
301.948.4700
301.948.6256 (fax)
301.253.6609
www.rodgers.com

BASE DATA	RCI	11/05
DESIGNER	M/W	11/05
REVIEWED		
RODGERS CONTACT		
RELEASE FOR		
BY		
DATE		

THE CROWN PROPERTY
Vision for a New Community

9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

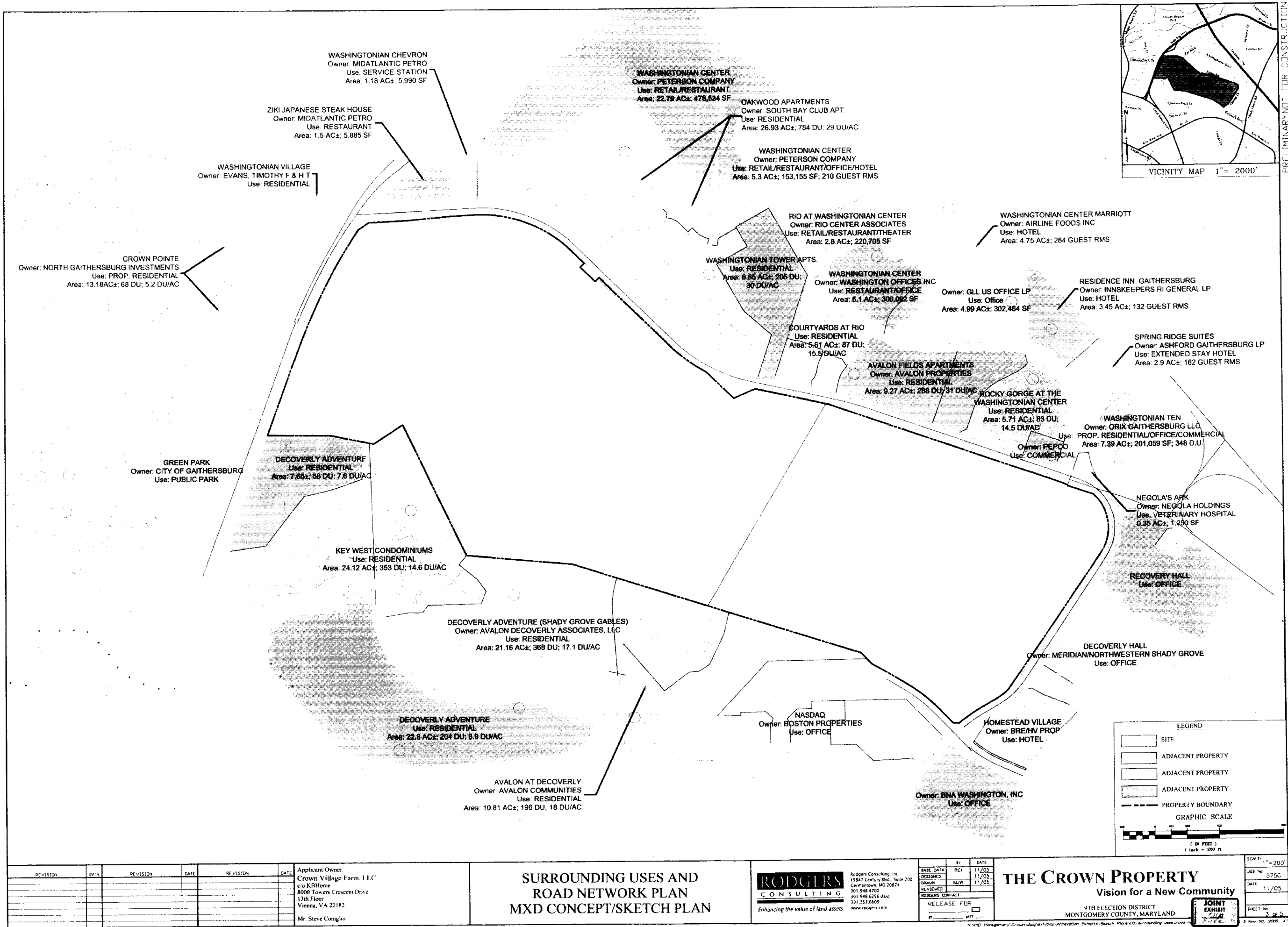
JOINT EXHIBIT #19A

SCALE: 1" = 200'

JOB No. 575C
DATE: 11/05
SHEET No. 1 OF 5

JOINT EXHIBIT #19A
X-182

2-6-05



PRELIMINARY NOT FOR CONSTRUCTION

REVISION	DATE	REVISION	DATE	REVISION	DATE

Applicant Owner:
Crown Village Farm, LLC
c/o KBHome
8000 Towers Crescent Drive
13th Floor
Vienna, VA 22182
Mr. Steve Coniglio

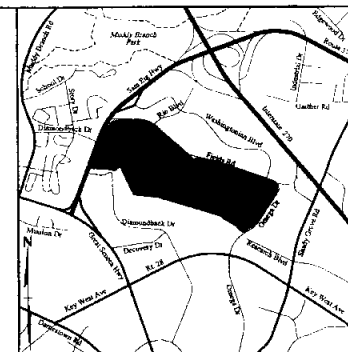
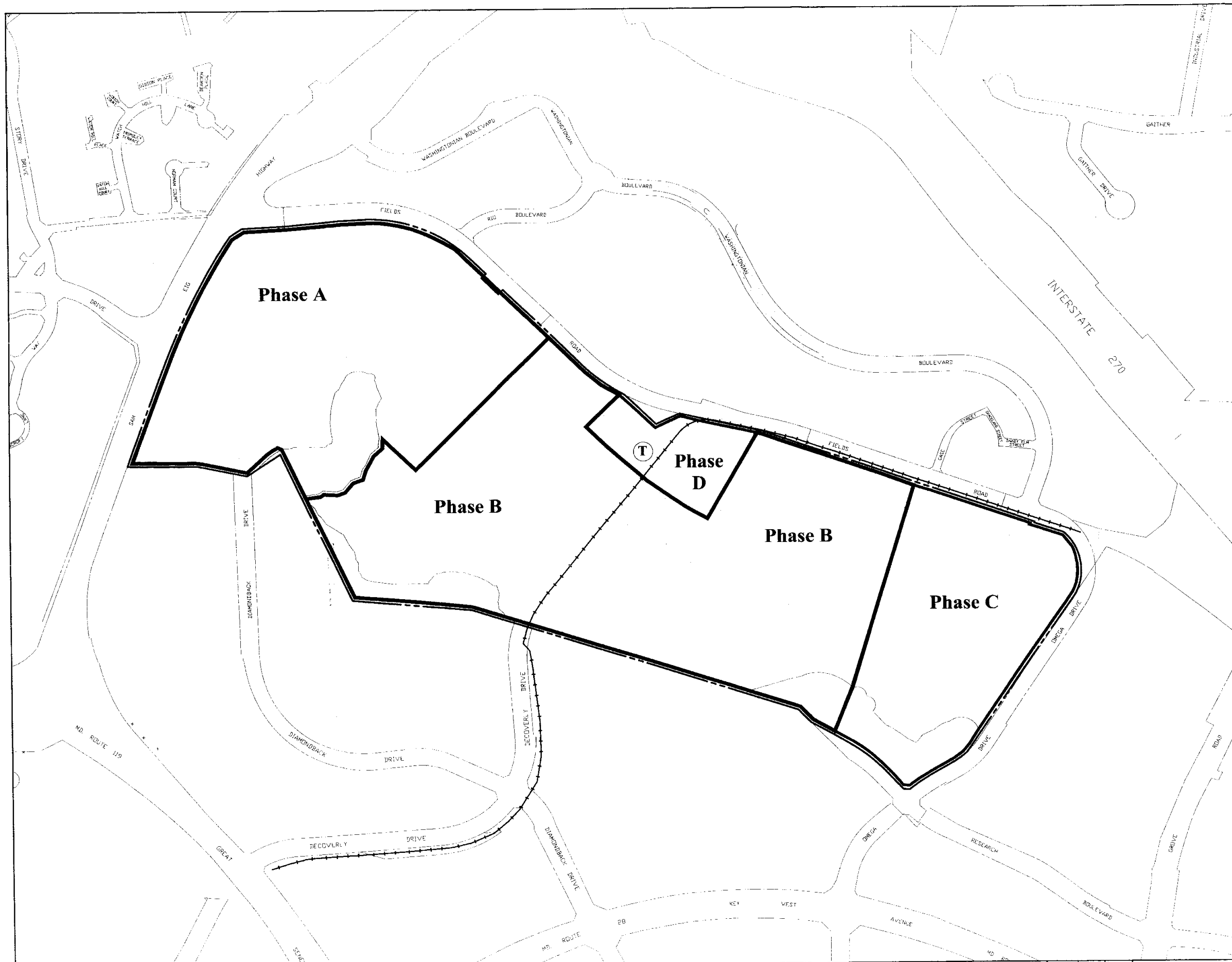
SURROUNDING USES AND ROAD NETWORK PLAN MXD CONCEPT/SKETCH PLAN

RODGERS CONSULTING
Enhancing the value of land assets
Rodgers Consulting, Inc.
19847 Century Blvd., Suite 200
Germantown, MD 20874
301.548.4700
301.548.6255 (fax)
301.253.6609
www.rodgers.com

BASE DATA	BY	DATE
DESIGNED	RCI	11/05
DRAWN	MAW	11/05
REVIEWED		
RODGERS CONTACT:		
RELEASE FOR		
DATE		

THE CROWN PROPERTY
Vision for a New Community
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
N.E.D. - Rodgers Consulting Exhibit/Annotation: Exhibit/Sketch Plan US Surrounding Uses 2005
3 Nov 30, 2005, 4:30pm

JOINT EXHIBIT
#217
X-182
50-9-8
2-6-05



VICINITY MAP 1" = 2000'

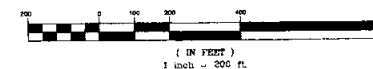
NOTES:

1. Phases may be constructed separately, simultaneously, or in any order.

LEGEND

- SITE BOUNDARY
- PHASE LIMIT
- (T) TRANSIT STATION
- STREAM VALLEY BUFFER
- POSSIBLE STREET CONNECTION

GRAPHIC SCALE



REVISION	DATE	REVISION	DATE	REVISION	DATE

Applicant/Owner:
Crown Village Farm, LLC
c/o K&H Home
6000 Towers Crescent Drive
13th Floor
Vienna, VA 22182
Mr. Steve Coniglio

**PHASING PLAN
MXD CONCEPT/SKETCH PLAN**

RODGERS CONSULTING
Enhancing the value of land assets

Rodgers Consulting, Inc.
19847 Century Blvd., Suite 200
Cermantown, MD 20814
301.948.4700
301.948.6256 (fax)
301.253.6609
www.rodgers.com

BY	DATE
BASE DATA	11/05
DESIGNED	11/05
DRAWN	11/05
REVIEWED	11/05
RODGERS CONTACT:	
RELEASE FOR	
BY	DATE

THE CROWN PROPERTY
Vision for a New Community

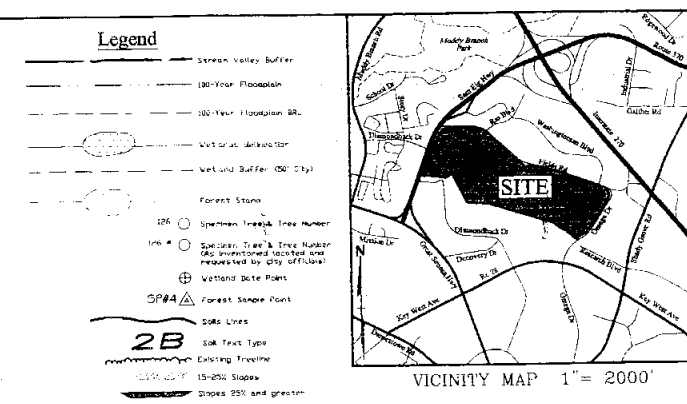
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

JOINT EXHIBIT #227

SCALE: 1"=200'
JOB NO: 575C
DATE: 11/05
SHEET NO: 4 OF 5

PRELIMINARY NOT FOR CONSTRUCTION

JOINT EXHIBIT #227
X-182



1. The subject property is approximately 17.9 Acres and is composed of Parcels P400, P445, P482, P495 & P533 as shown on Montgomery County Tax Maps FS342, FS342, FS562, and FS561.
2. Boundary information is based upon a boundary survey conducted by by Rodgers Consulting, Inc. July 2005.
3. The proposed Corman Oaks Tract will reverse the property. The appraiser's alignment enters the property near Deerberry Dr. and the intersection of Omega and Fields Rd.
4. Soils delineation is digitized from that Montgomery County Soils Survey, July 1995 estimates, Map 19 and have been adjusted to conform to the topographic contours of this site.
5. Wetland delineation conducted by McCarthy & Associates, Inc. July 2005. The survey of the wetlands delineation was conducted by Pattn, Harris, Hunt and Associates, P.C. July 2005. Wetland delineation and survey limited to subject property. A Jurisdictional Determination (JD) concerning the Wetland Delineation was conducted by the U.S. Army Corps of Engineers dated Sept. 15, 2005.
6. 100-year Floodplain was determined by Rodgers Consulting, Inc. September 2005. The subject property has 6.02 Acres +/- 100-year floodplain.
7. The 2" topography is based upon subject property flows in June 2005 by Rice Associates. The aerial photography was supplemented by field survey by Pattn, Harris, Hunt and Associates and provided in digital format to Rodgers Consulting, Inc.
8. The identification and inventory of trees shown and labeled herein was conducted by McCarthy & Associates, Inc. July 2004. The survey of these trees was conducted by Pattn, Harris, Hunt, and Associates, P.C. July 2005.
9. The subject property is within the Muddy Branch Watershed, which is a Use Class I watershed. Total Stream Valley Buffer in the property is 15.05 Acres +/-.
10. The subject property has 0.88 Acres +/- Wetlands.

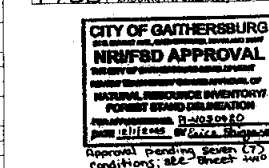
1. The project site contains 141 *Specimen Trees*. All *Specimen Trees* have been field located by PHRA in August, 2005.
2. Trees 24" and larger at 4 1/2" diameter at breast height were identified by placing pink flagging around each tree. The S.T. number, diameter and species of the tree were written on the flagging.
3. Trees 24" dbh and larger within the "forested" areas were identified as *Specimen Trees*. Trees 14" and larger located outside of "forested" areas were also flagged and indicated as "Specimen Trees".

- Stand A*: Successional / Transitional. Red Maple, Red Maple, Tree of Heaven, Black Walnut, Red Cedar, Sweet Gum (Majority of trees in the 2nd - 4th DBH size class and range from 10-15' tall)
- Stand B*: Mature Hardwoods. (Located along stream channel and adjacent soils prone to flooding), Tulip Poplar, Red Maple & Mixed Oaks. Many of the trees are 24" DBH and larger
- Stand C*: Transitional / Immature. (Small to Polletier size class, primarily 2nd - 6th DBH size classes) Primarily Tulip Poplar with scattered Black Cherry and Red Maple. Most likely an abandoned pasture naturally revegeting into a young forest
- Stand D*: Successional / Transitional. Mature Mixed Hardwoods. Dominated by Tulip Poplar and Red Maple (Dominant Regenerators from 2nd - 24th). Pockets of smaller size trees located through the stands

Area of Subject Property	177.9 +/- Acres
Area within Stream Valley Buffer	15.05 +/- Acres
Area within 100-Yr Floodplain*	6.02 +/- Acres
Area within Wetlands*	0.88 +/- Acres
Area of Forests	7.52 +/- Acres

*See also map in within SVR

Symbol	Soil name	Comments (Per Soil Survey)
1C	Gaia silt loam, 8-15% slopes	
1B	Glenelg silt loam, 3-8% slopes	
2C	Glenelg silt loam, 8-15% slopes	
2B	Glenaville silt loam, 0-3% slopes	
6A	Glenaville silt loam, 3-8% slopes	
6A	Baile silt loam, 0-3% slopes	hydric
16D	Brinklow-Blocktown channely silt loam, 15-25% slopes	highly erodible
16D	Harboro silt loam, 0-3% slopes	hydric
16D	Blocktown channely silt loam, 15-25% slopes	



I hereby certify that this plan was prepared to the best of my knowledge and belief in accordance with the Maryland Forest Conservation Law and the City of Galthersburg's approved and adopted Environmental Standards.

11/30/05
 Date _____

 Rusty Rodd
 C234K 02190601
 Qualified Professional



McCarthy & Associates, Inc.



FLRA Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects

SPECIMEN TREE LIST-CROWN FARM, II			
Tree #	Common Name	DBH	Comments
1	Tulip poplar,	48.8"	(fair to good condition-may not be on project site)
2	White oak,	27.9"	(fair condition)
3	Tulip poplar,	31.1"	(poor to fair condition)
4	Tulip poplar,	34.9"	(poor to fair condition, (may be right on or just off project site)
5	Tulip poplar,	34.8"	(good condition)
6	Tulip poplar,	38.4"	(good condition-property line tree ?),
7	Tulip poplar,	32.2"	(fair to good condition-property line tree ?)
8	Tulip poplar,	34.9"	(fair to good condition-property line tree ?)
9	Tulip poplar,	29.1"	(good condition-property line tree ?)
10	White oak,	33.1"	(fair condition- may not be on project site-line tree ?)
11	Tulip poplar,	36.5"	(good condition-may not be on project site-line tree ?)
12	Tulip poplar,	30.2"	(good condition, may not be on project site-line tree ?)
13	Tulip poplar,	34.8"	(good condition, may not be on project site, line tree ?)
14	Tulip poplar,	30.1"	(poor condition-almost dead)
15	White oak,	30.1"	(good condition)
16	Tulip poplar,	27.0"	(good condition)
17	Tulip poplar,	36.7"	(fair condition)
18	Tulip poplar,	25.3"	(good condition)
19	Tulip poplar,	37.2"	(good condition)
20	White oak,	32.1"	(poor to fair condition)
21	Tulip poplar,	49.2"	(poor to fair condition)
22	Tulip poplar,	33.1"	(fair condition)
23	Tulip poplar,	37.3"	(fair condition)
24	Black walnut,	25.1"	(fair to good condition)
25	Tulip poplar,	30.9"	(fair condition)
26	Black walnut,	26.2"	(good condition)
27	Pignut hickory,	20.9"	(fair condition)
28	Pignut hickory,	17.1"	(poor to fair condition)
29	Bitternut hickory,	19.2"	(fair condition)
30	Black oak,	35.4"	(poor condition-almost dead)
31	Southern red oak,	21.4"	(fair condition)
32	Southern red oak,	24.3"	(poor to fair condition)
33	Southern red oak,	25.7"	(fair condition)
34	Southern red oak,	30.5"	(poor to fair condition)

35	Vignna pine,	20.7"	(fair condition--has nails in it)
36	Pignut hickory,	16.6"	(poor to fair condition--damage to branches by cicadas ?)
37	Bitternut hickory,	23.8"	(good condition)
38	Bitternut hickory,	15.7"	(fair condition, has spikes and nails in it)
39	Bitternut hickory,	25.7"	(poor condition, use appears to be dying)
40	Tulip poplar,	17.7"	(poor condition)
41	Bitternut hickory,	19.7"	(good condition)
42	Pignut hickory,	16.6" & 15.1"	(2 stems, poor condition)
43	Southern red oak,	43.6"	(poor condition)
44	Mockernut hickory,	19.0"	(good condition)
45	Bitternut hickory,	21.2"	(poor to fair condition)
46	Black walnut,	27.0"	(dying)
47	Silver maple,	59.3"	(poor condition, 3 stems, rot and decay where stems fork)
48	Silver maple,	39.4"	(poor condition)
49	Norway maple,	21.6"	(poor condition, multiple stems & large crack)
50	Red maple,	32.9"	(poor to fair condition)
51	Tulip poplar,	30.2"	(fair condition)
52	Red maple,	35.7"	(fair condition)
53	Red maple,	39.9"	(fair condition)
54	Red maple,	53.4"	(poor condition)
55	Red maple,	54.0"	(almost dead)
56	Red maple,	36.0"	(dying)
57	Red maple,	34.5"	(dying)
58	Red maple,	37.0"	(almost dead)
59	Red maple,	38.2"	(almost dead)
60	Honey locust,	16.0"	(good condition)
61	Honey locust,	11.9", 18.3", 16.4"	(3 stems, all in fair to good condition)
62	American holly,	24.7"	(good condition)
63	Silver maple,	52.7"	(fair condition)
64	Silver maple,	21.9"	(poor to fair condition)
65	Silver maple,	25.7"	(poor to fair condition)
66	Silver maple,	43.5"	(poor condition, 2 stems, rot at fork & at base of tree)
67	Honey locust,	35"	(fair to good condition)
68	Honey locust,	31.9"	(poor condition--rot at base and where multiple stems fork)
69	Scarlet oak,	40.9"	(fair to good condition)
70	Scarlet oak,	35.7"	(poor to fair condition)
71	Red maple,	26.3"	(fair to good condition)

72	Red maple,	32.6"	(fair to good condition)
73	Tulip poplar,	25.4"	(fair to good condition)
74	Black oak,	28.4"	(fair condition)
75	White oak,	25.6"	(fair condition)
76	Tulip poplar,	27.0"	(good condition)
77	Tulip poplar,	32.2"	(good condition)
78	Tulip poplar,	33.6"	(good condition)
79	Red maple,	23.8"	(fair condition-poorly formed crown, sharp sweep appears 20 feet from ground)
80	Red maple,	28.6"	(fair condition)
81	Tulip poplar,	32.0"	(poor to fair condition- rot at base of tree)
82	Red maple,	30.1"	(fair condition)
83	Tulip poplar,	31.6"	(fair condition)
84	Scarlet oak,	33.5"	(fair to good condition)
85	Red maple,	36.1"	(fair to good condition, forks at 7 feet, possible rot at crotch)
86	Shagel oak,	25.6"	(poor condition, dead/dying)
87	Red maple,	27.2"	(fair condition)
88	Tulip poplar,	30.0"	(poor to fair condition)
89	Tulip poplar,	30.2"	(fair to good condition)
90	Tulip poplar,	33.6"	(good condition)
91	Tulip poplar,	34.3"	(poor to fair condition, possible internal rot and decay along bole of tree)
92	Tulip poplar,	33.5"	(good condition)
93	Tulip poplar,	26.2"	(fair condition)
94	Tulip poplar,	24.3"	(good condition)
95	Tulip poplar,	33.4"	(good condition) TREES 94 & 95 are from stump sprouts and meet at ground level
96	Tulip poplar,	34.3"	(good condition)
97	Tulip poplar,	36.1"	(good condition)
98	Tulip poplar,	49.6"	(poor condition)
99	White oak,	38.4"	(poor to fair condition)
100	Sycamore,	35.0"	(good condition)
101	White oak,	37.8"	(poor condition)
102	Sycamore,	29.4"	(poor condition)
103	Tulip poplar,	27.2"	(fair to good condition)
104	Swamp white oak,	36.5"	(good condition)
105	Tulip poplar,	29.3"	(good condition)
106	Tulip poplar,	33.0"	(poor to fair condition)
107	White oak,	29.2"	(fair condition)
108	Tulip poplar,	53.7"	(fair condition, forks at 6' 6", possible rot at fork & at ground level)

109	White oak,	34.8"	(poor condition, extensive rot from ground level up to 30', may not be on project site)
110	Black oak,	27.7"	(good condition)
111	Black oak,	31.1"	(good condition)
112	Tulip poplar,	25.1"	(good condition)
113	Tulip poplar,	23.9"	(good condition)
114	Tulip poplar,	31.8"	(good condition)
115	Tulip poplar,	26.3"	(good condition)
116	Tulip poplar,	28.6"	(good condition)
117	Tulip poplar,	32.7"	(good condition)
118	Tulip poplar,	26.2"	(good condition-near property line, may not be on project site)
119	Tulip poplar,	32.8"	(good condition-near property line, may not be on project site)
120	White oak,	28.2"	(good condition-near property line, may not be on project site)
121	White oak,	31.8"	(fair condition)
122	Black oak,	31.0"	(good condition)
123	Black oak,	25.3"	(poor condition, almost dead, struck by lightning 7/9)
124	Tulip poplar,	33.3"	(good condition, close to property line, may not be on project site)
125	Tulip poplar,	28.0"	(good condition)
126	Tulip poplar,	28.8"	(fair to good condition)
127	Tulip poplar,	26.2"	(good condition)
128	Tulip poplar,	31.1"	(good condition)
129	Tulip poplar,	35.5"	(fair to good conditions)
130	Tulip poplar,	28.9"	(poor to fair condition-2 stems, fork at 4' from ground, possible decay at crown)
131	Tulip poplar,	28.2"	(fair to good condition-near property line)
132	Tulip poplar,	26.3"	(good condition)
133	Tulip poplar,	29.1"	(good condition)
134	Tulip poplar,	28.6"	(good condition) 133 & 134 are stump sprouts from previously being cut, but the stems do not touch.
135	Red maple,	27.4"	(good condition)
136	Tulip poplar,	35.1"	(fair to good condition, 2 stems fork at 4 feet from ground)
137	Tulip poplar,	30.5"	(good condition)
138	Black oak,	33.0"	(poor to fair condition-dead branches and poorly formed crown)
139	Tulip poplar,	34.7"	(poor condition, rot at crotch & large cavity 8' from ground)
140	Tulip poplar,	25.2"	(good condition)
141	Tulip poplar,	28.1"	(good condition)

Soils

*Indicates area within SVS


Symbol	Soil name	Comments (Per Soil Survey)
1C	Gaia silt loam, 8-15% slopes	
2B	Glenelg silt loam, 3-8% slopes	
2C	Glenelg silt loam, 8-15% slopes	
5A	Glenville silt loam, 0-3% slopes	
5B	Glenville silt loam, 3-8% slopes	
6A	Baile silt loam, 0-3% slopes	
16D	Brinklow-Blocktown clayey silt loam, 15-25% slopes	hydric
54A	Horboe silt loam, 0-3% slopes	highly erodible
116D	Blocktown clayey silt loam, 15-25% slopes	hydric

CITY OF GAITHERSBURG
2014 ANNUAL SOIL AND LAND-USE INVENTORY
NR/FSD APPROVAL
FOR THE CITY OF GAITHERSBURG
WATER RESOURCES DEPARTMENT
FOR THE CITY OF GAITHERSBURG
NATURAL RESOURCE INVENTORY
FOR THE CITY OF GAITHERSBURG
PURPOSE: SPATIAL CORRELATION
FOR THE CITY OF GAITHERSBURG
DATE: 10/15/15
FOR THE CITY OF GAITHERSBURG
PREPARED BY: J. J. J. J.
FOR THE CITY OF GAITHERSBURG

Approved pending Section 17.1 conditions; see sheet 140B (L).

Qualified Professional Certification

I hereby certify that this plan was prepared to the best of my knowledge and belief in accordance with the Maryland Forest Conservation Law and the City of Gaithersburg approved and adopted Environmental Standards.



11/30/15
DATE
J. J. J. J.
QUALIFYING PROFESSIONAL

***NR/FSD Preparation T**

RODGERS
CONSULTING
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Project Consulting Inc.
 10847 Conway Blvd., Suite 202
 Gaithersburg, MD 20878
 Tel: 301-405-0000
 Fax: 301-405-0001
 E: info@rogersi.com
 Web: www.rogersi.com

McCarthy & Associates,



Patton Harris Kest & Associates
 Engineers, Surveyors, Planners, Landscape Architects

REVISION	DATE	REVISION	DATE	REVISION	DATE

Applicant Owner:
Crown Village Farm, LLC
c/o KBHome
8000 Towers Crescent Drive
13th Floor
Vienna, VA 22182

Mr. Steve Coniglio

NATURAL RESOURCES INVENTORY
FOREST STAND DELINEATION
MXD CONCEPT/SKETCH PLAN



Rodgers Consulting, Inc.
19847 Century Blvd., Suite
200
Germantown, MD 20874
301.948.4700
301.948.6256 (fax)
301.253.8609
www.rodgers.com

	BY	DATE
BASE DATA	RCI	11/05
DESIGNED		11/05
DRAWN	MJW	11/05
REVIEWED		
RODGERS CONTACT		
RELEASE FOR <input type="checkbox"/>		
BY _____		DATE _____

THE CROWN PROPERTY

Vision for a New Community

9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND



SHEET NO. 5 OF 5
5 Dec 01, 2002, 14:50

JOINT
EXHIBIT
#23A
X-182

CROWN PROPERTY CONCEPT/SKETCH PLAN

DEMONSTRATION OF COMPLIANCE WITH MASTER PLAN RECOMMENDATIONS

The development of the Crown Property (the "Property"), as proposed by the Sketch Plan (the "Proposed Development") is in compliance with all City of Gaithersburg (the "City") land use and policy recommendations made by the City's 2003 Master Plan and 1997 Master Plan.

City of Gaithersburg 2003 Master Plan (the "2003 Master Plan")

In 2003, the City adopted the 2003 Master Plan to establish a theme-based vision and long-range plan for the City. The 2003 Master Plan contains nine (9) themes to help guide the City's land use policy decisions, each with its own objectives and action items. The 2003 Master Plan also contains a Land Use Plan describing the land use and zoning recommendations for property within the City.

The Proposed Development of the Property complies with the themes of the 2003 Master Plan as follows:

IDENTITY (p. 8)

The Proposed Development will:

- be designed to have a strong sense of place and a distinct identity as a thriving mixed-use, transit-oriented community
- provide a larger tax base for the City to generate additional revenue that can help support a wider array of public programs, services and improvements
- be characterized by an interconnected network of attractive and useable public spaces, including natural open space areas, parks, play areas, squares, streetscapes and courtyards
- include enhanced and carefully designed streetscape network which maximizes the aesthetic and functional values of the street system

TOWN CENTERS (p. 11)

The Proposed Development will:

- offer compact and efficient pedestrian-oriented neighborhoods with vibrant community-based focal points that attractively combine commercial, housing, civic, cultural, educational, transportation and recreational opportunities



- provide a destination, as well as acting as a gateway and complement to the Washingtonian Center, connecting to other areas via the planned future regional transportation (the Corridor Cities Transitway)
- provide parkland, community facilities and services and for a school site
- offer a mix of housing choices, both in terms of housing types and price levels

ENVIRONMENT (p. 14)

The Proposed Development will:

- preserve and enhance open space and critical environmental areas and will foster public use and enjoyment of these areas via trails, parks and recreational facilities
- identify and protect natural resources and environmentally sensitive areas as open space amenities, natural habitat areas and incorporate these areas into the community design
- provide for 5 acres of City parkland
- maintain and protect existing stream buffers
- provide for the highest possible performance, longevity, safety, ease of maintenance, community acceptance and environmental benefit of all stormwater management facilities
- protect and enhance existing forest resources on the Property
- provide a quality and interconnected network of open space, parks and natural areas that will be accessible to the public
- adopt land uses that promote the use of transit to reduce automobile use and air pollution
- consider opportunities to reduce noise and light impacts on adjacent properties

TRANSPORTATION (p. 19)

The Proposed Development:

- is a pedestrian-oriented, mixed-use development that encourages the use of existing and planned transit, bicycling and walking to reduce reliance on the automobile
- will provide the necessary right-of-way for the future Corridor Cities Transitway project
- considers current and planned development and transportation infrastructure and offers extensive transportation infrastructure improvements to both mitigate and improve existing and future impacts to the transportation system
- results from a comprehensive study of all major roads and intersections in the vicinity and provides for improvements in efficiency and safety to adjacent roadways
- provides a safe, efficient and interconnected internal street network, to include the extension of the existing Diamondback Drive and DeCoverly Drive, and will plan the

internal street network to distribute traffic to the appropriate locations and appropriate speeds

- will promote both existing and planned transit options as an alternative to single-occupant vehicle trips via transit shelters, bus service and pedestrian connectivity, as appropriate
- provides for safe and convenient travel by bicyclists by providing bike routes, where appropriate, and accommodating and integrating bicyclists on existing and planned roadways

COMMUNITY FACILITIES (p. 22)

The Proposed Development will:

- offer an appropriate percentage of quality, useable open space given the urban character of the development, to include parks, recreational amenities and a trail network
- provide for the creation of a 5-acre City Park and school site

HOUSING (p. 24)

The Proposed Development will:

- offer a range of housing choices, in terms of housing type, character and price level, and all housing will be connected to existing and planned adjacent areas of employment, nature, recreation, services and shopping
- mix housing types in a manner that is appropriate for the location and planned land uses for the Property
- offer a variety of architectural styles throughout the community, meeting approved architectural standards for quality and attractiveness

ECONOMIC DEVELOPMENT (p. 26)

The Proposed Development will:

- provide employment and commercial opportunities in close proximity to residential areas by providing a mix of uses within the Proposed Development and by connecting the Proposed Development to existing employment and commercial opportunities in the immediate vicinity
- provide for a 30-acre school site, thereby strengthening the relationship between the City and MCPS and providing opportunities for high-quality education for City and County residents
- provide the opportunity for retail uses that are currently missing from the City's inventory

- be designed to achieve compatibility and connectivity to the Washingtonian Center, and the improvements to the existing road network that will serve existing and planned residential and commercial uses
- benefit the City economically through increased tax base

EDUCATION (p. 29)

The Proposed Development will:

- provide for a 30-acre school site, thereby helping to assure adequate school capacity, enhancement of educational opportunities, and increased city ties with MCPS
- provide a school site that is well located and incorporated into the community via thoughtful design and collaboration with the City and MCPS

The 2003 Master Plan Land Use Plan does not make any specific land use or zoning recommendations for the Property. Instead, the “Crown Farm” is designated as “Special Study Area 4” of the 2003 Master Plan’s Special Study Areas, which has not been completed or incorporated into the 2003 Master Plan yet (p. 92).

City of Gaithersburg’s 1997 Master Plan (the “1997 Master Plan”)

Prior to the adoption of the 2003 Master Plan, the City utilized neighborhood-based planning concept, which included six (6) separately addressed neighborhoods. As discussed above, the Property has not yet received any recommendations in the 2003 Master Plan.

The Property is within the 1997 Master Plan Neighborhood Three planning area (p. 7). The Neighborhood Three Land Use Plan does not contain any specific land use or zoning recommendations for the Property, however the Property is addressed in the Neighborhood Three Land Use Plan section regarding the “Transportation Network: Existing and Planned”.

Transportation Network: Existing and Planned

The 1997 Master Plan shows the proposed alignment for the Corridor Cities Transitway through the Property (p. 5). As discussed with respect to the 2003 Master Plan, the Proposed Development accommodates the future Corridor Cities Transitway and provides dedications to the future alignment. However, the alignment proposed by the Proposed Development is altered in order to better accommodate development on the Property and so that the Corridor Cities Transitway can better serve the Washingtonian Center and other existing development in the Neighborhood Three planning area.

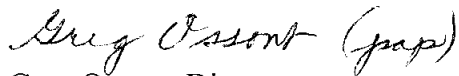
December 22, 2005

Karey Major, Law Section
The Gaithersburg Gazette
P.O. Caller 6006
Gaithersburg, Maryland 20884

Dear Karey:

Please publish the following legal advertisement in the **December 28, 2005, January 4, 11 and 18, 2006,** issues of the *Gaithersburg Gazette*.

Sincerely,



Greg Ossont, Director
Planning and Code Administration

ASSIGN CODE: X-182

NOTICE OF JOINT PUBLIC HEARING

The Mayor and Council and Planning Commission of the City of Gaithersburg will conduct a joint public hearing on X-182, filed by Crown Village Farm, LLC, Catherine C. Stinson, and Clyde A. Stinson, on

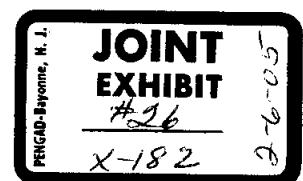
**MONDAY
FEBRUARY 6, 2006
AT 7:30 P.M.**

or as soon thereafter as this matter can be heard in the Council Chambers at 31 South Summit Avenue, Gaithersburg, Maryland.

The application requests annexation of approximately 182.81725 acres of land adjacent to the present corporate limits, known as the Crown Property, located at the southwest side of Fields Road, bounded by Sam Eig Highway to the northwest and Omega Drive to the southeast. The application requests a reclassification of the subject property from the current R-60/TDR (Medium Density Residential with Transfer of Development Rights), R-200 (Low Density Residential), and R-200/TDR Zones in the County to the MXD (Mixed Use Development) Zone in the City of Gaithersburg, Maryland.

Further information may be obtained from the Planning and Code Administration Department at City Hall, 31 South Summit Avenue, between the hours of 8 a.m. and 5 p.m., Monday through Friday.

Greg Ossont, Director
PP/mg
Acct# 133649



MODE = MEMORY TRANSMISSION

START=DEC-21 15:21

END=DEC-21 15:22

FILE NO. =998

STN NO.	COMM.	ABBR NO.	STATION NAME/TEL NO.	PAGES	DURATION
001	OK	<11>	GAZ LEG	002/002	00:00:43

-THE CITY OF GAITHERSBURG -

***** -PLAN AND CODE - ***** 3012586336- *****



Gaithersburg
A CHARACTER COUNTS! CITY

FAX TRANSMITTAL FORM

SEND TO: KAREY MAJOR - LAW SECTION
GAITHERSBURG GAZETTE

FAX NO.: 301-670-7136

FROM: MYRIAM GONZALEZ
PLANNING AND CODE ADMINISTRATION

FAX NO.: 301-258-6336

TELEPHONE NO.: 301-258-6330

DATE: 12~~23~~ 05 TIME: 3:15 p.m.

NO. OF PAGES ATTACHED: 1

MESSAGE: *joint*
PLEASE PUBLISH THE ATTACHED NOTICE OF PUBLIC HEARING IN
THE **DECEMBER 28, 2005, JANUARY 4, 11,**
AND 28, 2006, ISSUES OF THE GAITHERSBURG GAZETTE.
THANK YOU.

**IF YOU EXPERIENCE DIFFICULTY IN RECEIVING THIS TRANSMISSION,
PLEASE CALL 301-258-6330**

City of Gaithersburg 31 South Summit Avenue Gaithersburg, MD 20877-2098
plancode@gaitHERSBURGMD.GOV www.gaitHERSBURGMD.GOV

MAYOR
Sidney A. Katz

CITY COUNCIL MEMBERS
John B. Schlichting
Stanley J. Alster
Geraldine E. Edens
Henry F. Marraffa, Jr.
Michael A. Sesma

CITY MANAGER
David B. Humpton



CITY OF GAITHERSBURG
31 South Summit Avenue
Gaithersburg, Maryland 20877
Telephone: 301-258-6330

NOTICE OF JOINT PUBLIC HEARING

The City of Gaithersburg Mayor and Council and Planning Commission will conduct a public hearing at the time and place noted below.

Meeting: MAYOR AND CITY COUNCIL
Application Type: ANNEXATION
File Number: X-182
Location: SOUTHWEST OF FIELDS ROAD
Applicant: CROWN VILLAGE FARM, LLC, CATHERINE STINSON,
AND CLYDE STINSON
Development: MIXED USE DEVELOPMENT
Day/ Date/Time: MONDAY, FEBRUARY 6, 2006
Place: COUNCIL CHAMBERS, GAITHERSBURG CITY HALL
31 SOUTH SUMMIT AVENUE

IMPORTANT

This is a proposal to annex approximately 182.81725 acres of land adjacent to the present corporate limits, known as the Crown Property, located at the southwest side of Fields Road, bounded by Sam Eig Highway to the northwest and Omega Drive to the southeast. The application requests a reclassification of the subject property from the current R-60/TDR (Medium Density Residential with Transfer of Development Rights), R-200 (Low Density Residential), and R-200/TDR Zones in the County to the MXD (Mixed Use Development) Zone in the City of Gaithersburg, Maryland. Contact the Planning and Code Administration City Planner (listed below) at (301) 258-6330 if you should have any questions and/or to learn more about this process and your ability to offer testimony and input.

Joint Mayor and City Council & Planning Commission meetings can be viewed live on Gaithersburg Cable Television Channel 13, and at anytime (on demand) two weeks after the public hearing via the Internet and Web TV at <http://www.gaithersburgmd.gov>.

CITY OF GAITHERSBURG

By: 
GREG OSSONT, Director
Planning and Code Administration

SEE LOCATION MAP ON REVERSE SIDE



NOTICES SENT THIS 23rd DAY OF DECEMBER, 2005, TO:

APPLICANT AND INTERESTED PARTIES

(A list of interested parties and agencies is available in the file in the Planning and Code Administration.)

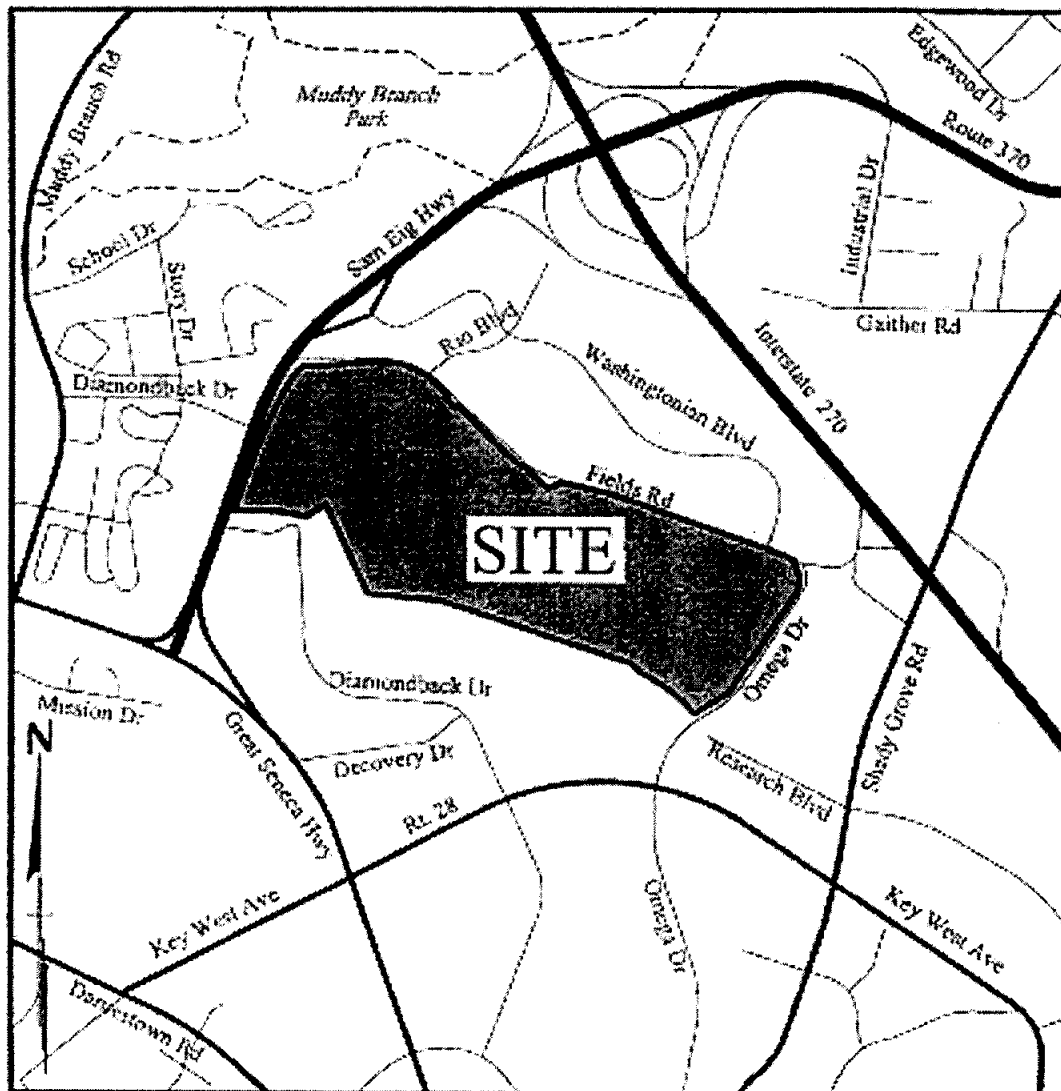
MAYOR AND COUNCIL

PLANNING COMMISSION

CITY STAFF

David B. Humpton, City Manager
Frederick J. Felton, Assistant City Manager
Tony Tomasello, Assistant City Manager
Cathy Borten, City Attorney
Britta Monaco, Public Information Director
Doris Stokes, Administrative Assistant
Jeff Baldwin, City Web Administrator (via email)

LOCATION MAP



OUTLINE OF PUBLIC FACILITIES

X-182

A. MUNICIPAL SERVICES

All existing services will be provided to the subject parcel proposed for annexation. These services will be available immediately on the effective date of annexation.

B. LAND USE

The subject property shall conform to the land use plan of the City of Gaithersburg, which, as it pertains to said parcels, will be residential/commercial, namely the MXD (Mixed Use Development) Zone. If this land use is deemed to be substantially different from the approved and adopted land use in the *Shady Grove Master Plan* (July 1990) prepared by the Maryland-National Capital Park and Planning Commission, the consent of the County Council will be sought.

C. PUBLIC FACILITIES

The parcel, when developed and according to the aforementioned Master Plan, may require the dedication of land for public facilities or may generate the need for additional public facilities other than those which currently exist. Evaluation of a development proposal when presented will make the determination. Water and sewer is available on the same basis as any other property in the City of Gaithersburg. Specific requirements, if any, resulting from this annexation petition, will be contained within an annexation agreement to be promulgated between the property owner and the City of Gaithersburg.

D. FINANCING OF FACILITIES

The City anticipates that the extension of all municipal services to the parcels can be financed from the funds currently appropriated.



Price \$5.00

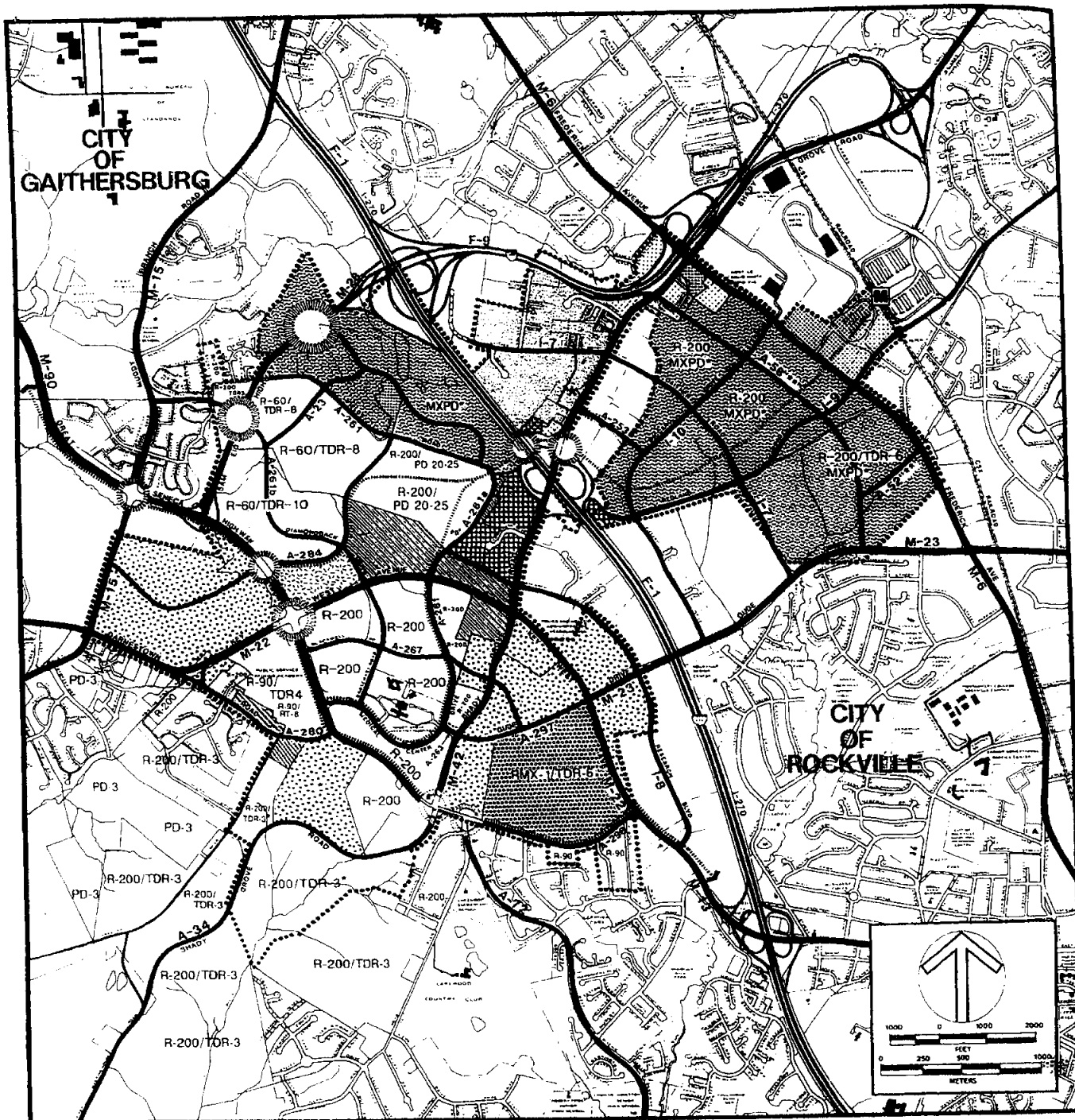
Gaithersburg Vicinity
Master Plan
Amendment
Stage III

SHADY GROVE STUDY AREA

Approved and Adopted
July 1990

Official Document
Prior To Printing of Approved and
Adopted Master Plan





ZONING AND HIGHWAY PLAN

R-200 One Family Detached
2 Dwelling units/acre

R-90 One Family Detached
3.6 Dwelling units/acre

R-60 One Family Detached
5 Dwelling units/acre

RT-8 Townhouse
8 Dwelling units/acre

TDR Residential, Transferable
Development Rights
TDR densities are shown on map

PD Planned Development
PD densities are shown on map

R-20 Multi-Family Medium Density
21.7 Dwelling units/acre

R-10 Multi-Family High Density
43.5 Dwelling units/acre

RMX-1 Residential, Mixed Use
Development

TS-R Transit Station, Residential

TS-M Transit Station Mixed

MXPD Mixed-Use Planned
Development

OM Office Building,
Moderate Intensity

HM Hotel-Motel

GC General Commercial

HC Highway Commercial

LC Limited Commercial

LI Light Industrial

IP Industrial Park

R&D Research &
Development

HIGHWAY CLASSIFICATIONS

FREWAY

MAJOR HIGHWAY

ARTERIAL/
INDUSTRIAL ROADS

INTERCHANGE

TRANSIT INTERCHANGE

STUDY AREA BOUNDARY

* These properties are proposed as
mixed use neighborhoods (residential,
commercial and employment). See
Plan for details.

** The scale, character and alignment
of these roads will be determined as
part of the development process
(See text)

Approved and Adopted

SHADY GROVE STUDY AREA PLAN
Montgomery County, Maryland
July 1990

GAITHERSBURG VICINITY MASTER PLAN AMENDMENT

7. TRANSPORTATION AND MOBILITY PLAN

The developing Shady Grove Study Area will become a workplace and residential community of significant size in the future. Mobility will be a critical factor in assuring the viability and vitality of the area to attract the high caliber of employment and residential development envisioned. Therefore, the mobility needs of area residents and workers must be anticipated and planned to provide a variety of facilities serving trips to and from the area, connecting to regional Metrorail and conveniently linking activities within the area. The Plan includes a system of highways, access roadways, transit routes, and bikeway/pathways to form an integrated network of access throughout the area. While this is a balanced approach, major emphasis is placed on exclusive transit rights-of-way through the area. These would limit congestion-related delays and make transit a travel mode of choice into and through the area. The land use plan has been designed around this particular transportation aspect to provide a high level of access to future stations from area development.

The purpose of the mobility plan is to identify the public facility improvements which will need to be implemented to provide for the future transportation needs of people in the area, assuming its end-state development. The need for these facilities, whether they be roadways, bikeways, or transitways, is highly dependent upon the rate and location of development, both in the Study Area and in surrounding areas.

The transportation system functions to serve both access for local traffic (to and from area development) and passage for through traffic moving between areas of the larger region. Most parts of the transportation system serve both of these functions. However, there is a general range of service differentiation which can be conceptualized, as shown in Table 7.1. Quite simply, freeways and Metrorail are intended to serve the movement of longer-distance through traffic while local neighborhood streets and neighborhood bus loops, bikeways, and walkways tend to only provide access to the residential and business areas through which they pass. Major highways, transitways, arterial highways, and transit roadways fall between these extremes, serving a combination of through movement and local access.

STREET AND HIGHWAY PLAN

The comprehensive system of roadways proposed to serve the Master Plan vicinity is shown in Figure 7.3.

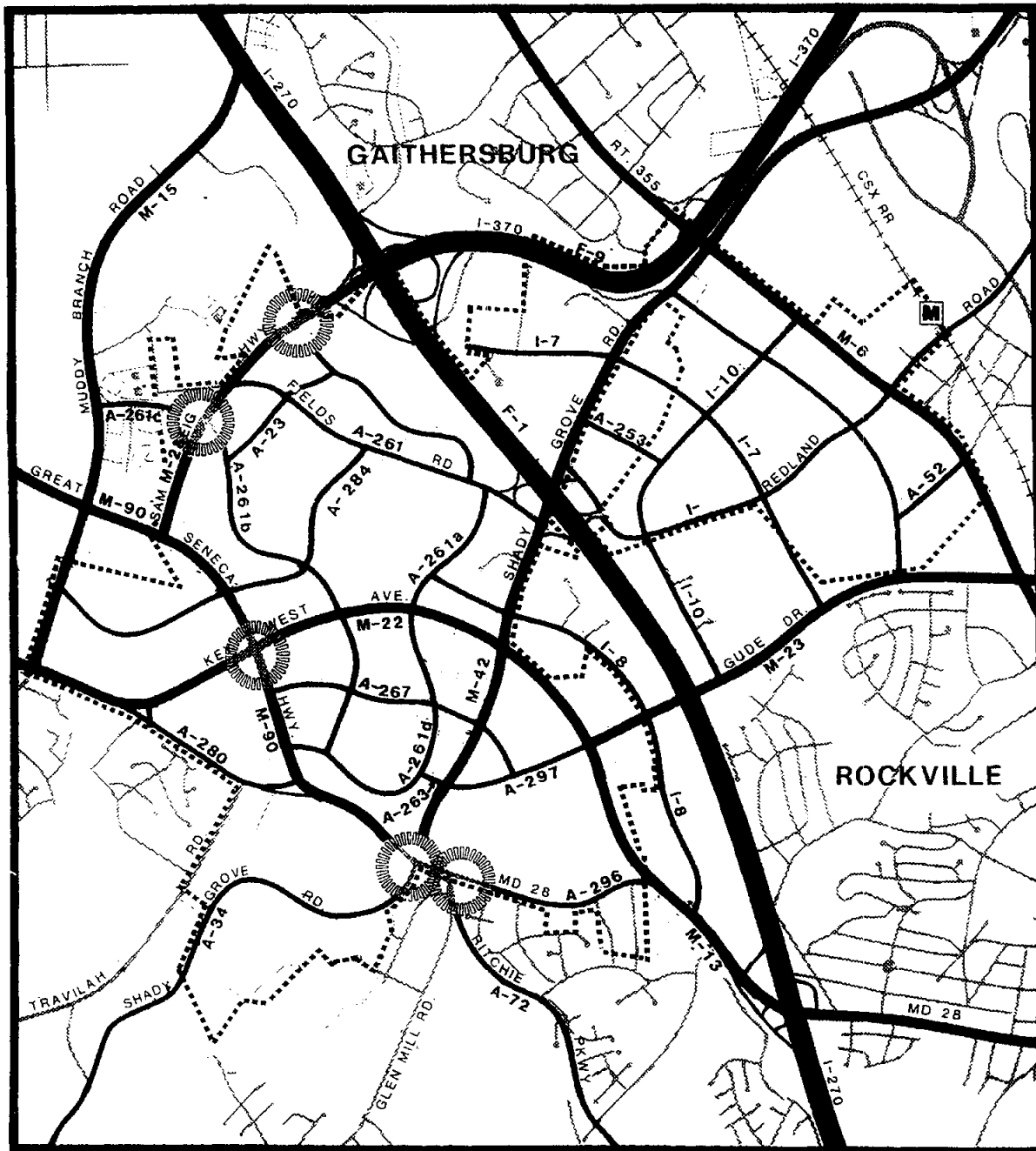
The highway plan consists of freeway, major highway, and arterial/industrial street classifications. The typical cross-sections for these classifications, as specified in the Master Plan of Highways, are shown in Figure 7.4. Additional roadways to primarily serve development access as it is planned in the future must be designed and laid out within the framework of the highway system. Guidelines for the future location of these primary (local) roadways as a part of the development process are included below.

The Highway Plan Map shows the ultimate highway system, just as the Land Use Plan describes the ultimate development pattern. All highway segments in the Study Area and vicinity are tabulated in Table 7.3, which specifies the maximum number of recommended lanes and the minimum required right-of-way width. Master Plan roadway alignments are used to preserve the right-of-way that will be needed for future construction of roadways. This preservation process ensures that space will be available when roadway construction is needed and that development is located and sited with appropriate relationship to the future roads. A developer of a large parcel of land has some flexibility as to the alignment as it traverses the parcel so long as any changes made affect only that parcel.





This Plan proposes several changes to the road network shown in the 1985 Gaithersburg Vicinity Master Plan. These changes include several new roadway extensions and additions, which are described in the Appendix, and intersection improvements described later in this chapter. The rights-of-way have also been expanded for the major highway and arterial categories and on specific roadways which have been identified to include separate transitways.

Major highways have been increased from a master planned right-of-way of 120 feet to 150 feet with an increase from 80 feet to 100 feet for arterials. These increases are recommended to permit adequate space for continuous turn lanes, additional buffer/landscape space, and medians, as well as the typical street, sidewalk, and bikepath requirements. Attainment of the full recommended right-of-way in developed areas may not be feasible in all locations or cases.

This Plan recommends that the right-of-way of an arterial road or major highway be widened at intersections with arterial and/or major highways. This increased width will provide space for an additional left-turn lane and a right-turn lane on the approach side of the intersection, as well as an adjustment area on the departure side. The amount of additional right-of-way on the approach side is 24 feet wide for 500 feet from the intersection



HIGHWAY PLAN

-  Freeway
-  Major Highway
-  Arterial Business
Industrial Roads
-  Study Area Boundary



Future Interchange or
Grade Separation

APPROVED AND ADOPTED
SHADY GROVE STUDY AREA PLAN
 MONTGOMERY COUNTY, MARYLAND

JULY 1990

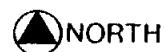


Fig. 7.3

Table 7.3 (cont'd.)

Table 7.13 (cont.)

Roadway	Limits	Number of Travel Lanes	
		Maximum Recommended	Minimum ROW Width
<u>ARTERIAL/INDUSTRIAL HIGHWAYS</u>			
A-23 Louis Sullivan Dr.	Fields Rd. to Diamondback Dr.	4-lane	100'
A-34 Shady Grove Rd.	Great Seneca Hwy. to Piney Meetinghouse Rd.	4-lane	100'
A-52 Indianola Dr. Extended	Frederick Ave. (MD 355) to Pleasant Rd.	4-lane	100',****
A-58 Pleasant Rd. Extended	Shady Grove Road to Gude Dr.	2-4 lane	100',***
A-253 Choke Cherry Rd.	Piccard Rd. Extended to Shady Grove Rd.	4-lane	100'
A-261 Fields Rd.	Sam Eig Hwy. to Omega Dr.	6-lane	120'
A-261a Omega Dr.	Key West Ave. to Fields Rd.	4-lane	100'/150',*
A-261b Diamondback Dr./ Broschart Rd.	Sam Eig Hwy. to Medical Center Dr.	4-lane	100'/150',*
A-261c Fields Rd. (Relocated)	Sam Eig Hwy. to Muddy Branch Rd.	4-lane	100'
A-261d Medical Center Dr.	Great Seneca Hwy. to Key West Ave.	4-lane	100'/150',*
A-263 Medical Center Way	Medical Center Dr. to Shady Grove Rd.	4-lane	100'
A-267 Blackwell Rd.	Great Seneca Hwy. to Gude Dr.	4-lane	100'
A-280 Darnestown Rd. (Existing MD 28)	Key West Ave. to Great Seneca Hwy.	4-lane	100'
A-284 Decoverly Dr.	Muddy Branch Rd. to Fields Rd.	4-lane	100'/150',*
A-296 Darnestown Rd. (Existing MD 28)	Shady Grove Rd. to Key West Ave.	4-lane	150',*
A-297 Gude Dr.	Shady Grove Rd. to Key West Ave.	4-lane	150',**

Table 7.3 (Cont'd.)

Roadway	Limits	Number or Travel Lanes	
		Maximum Recommended	Minimum ROW Width
<u>ARTERIAL/INDUSTRIAL HIGHWAYS</u> (Cont'd.)			
I-7 Gaither Rd.	West of Shady Grove Rd. to Gude Dr.	4-lane	100'
I-8 Research Blvd.	Omega Dr. to Darnestown Rd. (MD 28)	4-lane	100'
I-9 Redland Rd.	Frederick Ave. (MD 355) to Piccard Rd.	4-lane (plus service roads)	150'**
I-10 Piccard Rd.	Frederick Ave. (MD 355) to Gude Dr.	4-lane	100'

INTERCHANGES

Sam Eig Highway (M-28) and Fields Road (A-261)

Sam Eig Highway (M-28) and Washingtonian Boulevard

Key West Avenue (M-22) and Great Seneca Highway (M-90)

Shady Grove Road (M-42) and Darnestown Road (A-296)/Ritchie Pky. (A-72)

* Fifty feet of the right-of-way is intended for provision of an exclusive transitway; where dual width is specified the lower figure applies to non-transitway sections. On Medical Center Drive, the extent of R-O-W expansion if any, will be examined in relation to possible future amendment(s) to the development plan of the Life Sciences Center.

** See Urban Design cross-section example in Chapter 4.

*** This arterial roadway is not intended to function as an alternative to MD 355. Frederick Avenue, but to distribute local traffic movement through the neighborhood. The ultimate location of the road, the number of lanes and the R-O-W width will be determined as part of subdivision and site plan review.

**** The ultimate location of the road, the number of lanes and the R-O-W width will be determined as part of subdivision and site plan review.

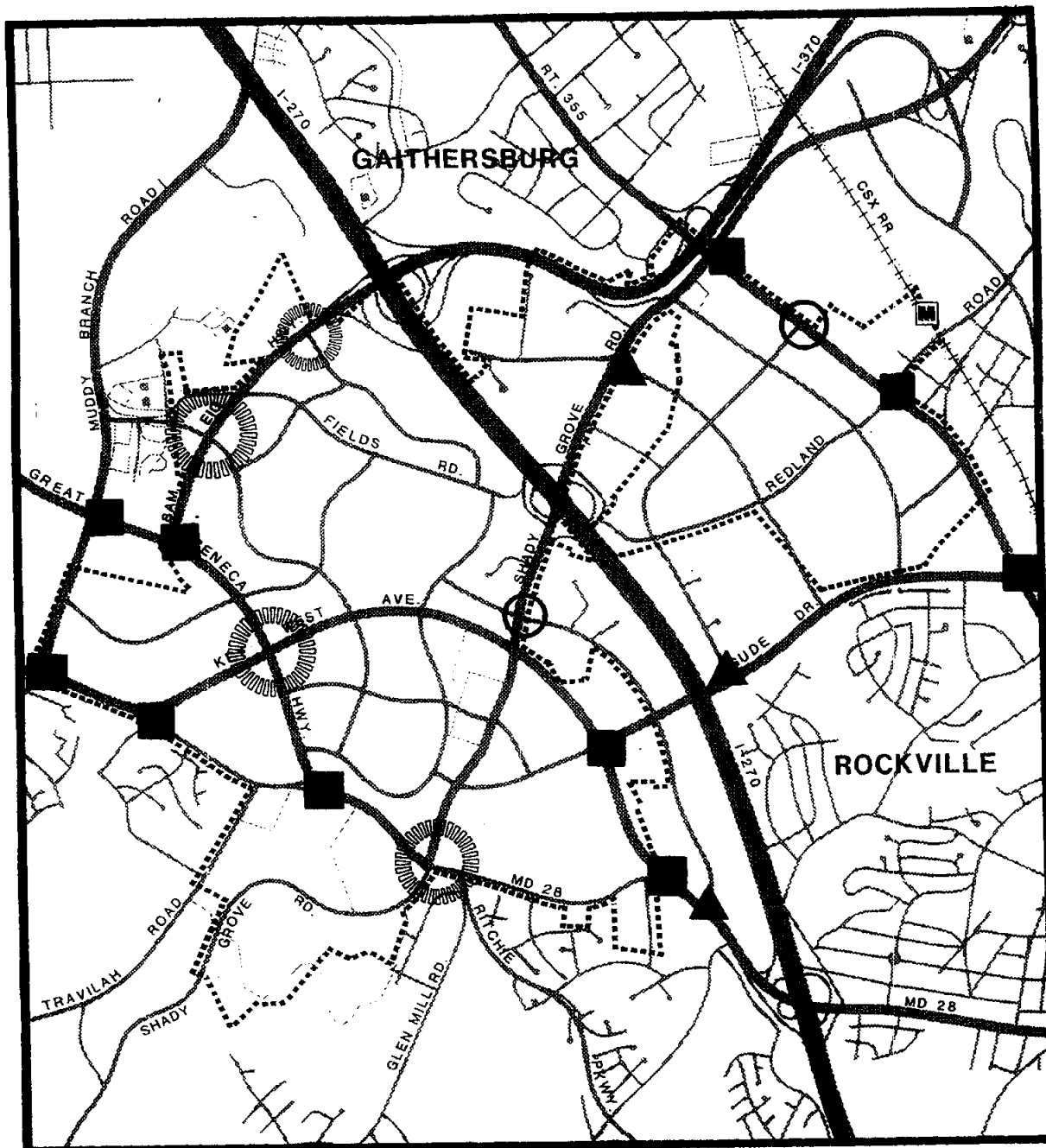
GRADE SEPARATIONS

An analysis of intersection conditions was prepared from the results of the areawide transportation analysis described in Appendix B. The result of the transportation analysis projects an areawide Level of Service (LOS) of D for the Gaithersburg East and West policy areas at buildout. The limitations of this analysis are discussed in the Appendix. However, the pattern of congestion resulting from the planned land use indicates that about eight of the intersections in the Study Area may operate at local levels of service (LOS) more congested than the standard of mid-LOS E used in Local Area Transportation Review. Figure 7.6 shows the most congested intersections, based on traffic projections resulting from the master planned land use and transportation network. A list of the intersections analyzed is provided in Table 7.4. At buildout, levels of congestion at some locations were projected to be significant enough to warrant treatment by grade separation, interchange design, or equivalent at-grade treatment. It should be noted that the intersections which are projected to exhibit the most congested conditions share a common feature: They are primarily located at the periphery of the Study Area. This peripheral congestion is due in large measure to regional through traffic using I-270 and major arterials such as MD 28, the Great Seneca Highway, and MD 355. The latter intersections within the study area are already operating at LOS F. See Appendix A for further discussion of these intersections.

The indication of future intersection congestion is a condition that will need to be monitored and reviewed several times over the course of the Master Plan build-out. Although the degree of accuracy for such long-range forecasting is limited, these estimates have been made because they are the best order-of-magnitude determination that can be made now of where problem areas are likely to occur or will continue to occur in the future.

Based upon the transportation analysis, a review was made of all major critical intersections to determine the feasibility and need for grade separation or equivalent at-grade treatment. The results of this review with regard to the designation of possible grade separations and those intersections not recommended for grade separation are discussed in Appendix A. The provision of grade separation removes and reduces the conflicts between opposing flows of traffic, resulting in improved operations through an intersection of roadways. However, such design treatments are expensive and take a considerably larger area of land than would otherwise be required at a typical at-grade intersection. Therefore, an advance determination of need must be made as part of the Master Plan process to preserve the needed interchange rights-of-way. Also, there may be at-grade treatments that would be equivalent in effect to grade separation, but may still require the same amount of land.

In general, the factors considered in reviewing and recommending potential grade separation are:



PATTERN OF PROJECTED INTERSECTION CONGESTION



Level of Service D



Level of Service F



Future
Intersection
Grade Separated



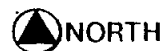
Level of Service E

----- Study Area Boundary

APPROVED AND ADOPTED

SHADY GROVE STUDY AREA PLAN
MONTGOMERY COUNTY, MARYLAND

JULY 1990



NORTH

Fig. 7.6

Table 7.4

Samples of Likely Congested Intersections
Assuming "End State" Roadway Network and Full Development Build-Out

<u>Samples of likely Congested Intersections</u>		<u>Intersection Level of Service</u>	
Roadway Approach Name		At Full Build-out	
N/S Approach	E/W Approach	Of Plan	Existing (1988)
Frederick Ave.MD 355	Shady Grove Rd.	F	F
Muddy Branch Rd.	Great Seneca Hwy.	F	N.A.
Great Seneca Hwy.	Key West Ave.	F without Interchange	B
Great Seneca Hwy.	Sam Eig Hwy.	E/F with Partial Grade Separation	-
Sam Eig Hwy.	Fields Rd. (Relocated)	E/F without Interchange	-
Frederick Ave.MD 355	Gude Dr.	F	F
Darnestown Rd. MD 28	Shady Grove Rd.	F without Interchange	C
Muddy Branch Rd.	Darnestown Rd. MD 28	F	E/F
Key West Ave.	Gude Dr.	F without Grade Separation	-
Research Blvd.	Darnestown Rd. MD 28	E	N.A.
Gaither Rd.	Shady Grove Rd.	E	B/C
Shady Grove Rd.	Key West Ave.	B	A
Piccard Dr.	Gude Dr.	A	N.A.
Research Blvd.	Shady Grove Rd.	C/D	E
Shady Grove Rd.	Gude Dr.	A/B	-
Frederick Ave.MD 355	Redland Rd.	F	F
Key West Ave.	MD 28 (& Thomas Farm)	F without Grade Separation	-
Key West Ave.	MD 28 (& Banks Farm)	F	D
Omega Dr.	Fields Rd.	B	-
Great Seneca Hwy.	Darnestown Rd. MD 28	F without Grade Separation	A
I-270 Off-ramp	Fields Rd.	B	C
Piccard Dr.*	Redland Rd.*	A	-
Gaither Rd.	Redland Rd.	A	A

* N/S = Redland Road to Metro/Piccard Drive to Gude Drive

* E/W = Redland Road to MD 355/Piccard Drive to Shady Grove Road

- projected operational problems,
- impact on nearby land use,
- impact on local access, and
- spacing between intersections.

Concerns regarding the impact on local access and spacing between intersections have strongly influenced the Plan's recommendations for grade separations along Great Seneca Highway. Great Seneca Highway is a key roadway in the area for both local and through traffic. It connects Germantown to Rockville (via Darnestown Road) parallel to I-270, through the planning area. Therefore, it carries traffic through the area as well as a significant amount of traffic into development in the area. It must serve both types of traffic and its intersections must provide for local access as well as accommodating significant through-flow. While grade separation/interchanges primarily reduce congestion for through traffic, they create limitations on local access (due to spacing requirements and land area taken up for ramp systems). Careful consideration was given to both the needs to reduce through-flow congestion and to preserving local, at-grade access in identifying potential grade separation locations and conceptual interchange design. While Great Seneca Highway may primarily be a throughway, it is not a freeway. Grade separations should be designed to balance both land use access and through traffic needs. The objective of this Plan is to reserve prudently sufficient rights-of-way to accommodate grade separations or equivalent at-grade solutions.

Based on an analysis of all the above factors, this Plan designated the following intersections for future grade separations or equivalent at-grade solutions:*

- o Fields Road and Sam Eig Highway;
- o Key West Avenue and Great Seneca Highway;
- o Great Seneca Highway and Muddy Branch Road (transit only);
- o Great Seneca Highway, Shady Grove Road, and Ritchie Parkway; and
- o Great Seneca Highway and Decoverly Drive (bridge only).

* See Appendix A for discussion of possible designs for these intersections, and a discussion of those intersections not recommended for grade separation.

Grade separations are not proposed for every intersection, which means some intersections are still anticipated to have future operational problems. This situation is not far outside the range of expectations for an area fully developed with the high level of quality transit service that is anticipated in Shady Grove.

This Plan recognizes that many events may occur in the future which could positively affect intersection levels of service.

These include:

1. **Development** - build-out may be less than maximum allowed by zone. Individual property owners may choose to not build the full density on their parcels, or local environmental conditions may require less intensity on the site. Thus, in the long-term, there may be less development locally as well as in the area beyond the Study Area which could result in less local intersection congestion.
2. **Regional Transportation Measures** - the impact of through traffic on local conditions could be mitigated by broader transportation measures taken by the County or region in the future. Such measures, for example, could make auto use less attractive or intercept higher proportions of through traffic at stations or Park-and-Ride facilities outside the planning area.
3. **Local Transportation Measures** - actions taken in the planning area pertaining to the implementation of facilities and programs will directly address the particular problems and needs that develop. Targeted intersection improvements, grade separations, and road widenings will directly impact local traffic circulation and locations of congestion. Consideration should also be given in the future to the creation of some form of Traffic Management Organization in the Study Area to assist the public sector in monitoring and managing traffic conditions.
4. **Transit Facilities** - the proposed transit system may well serve more riders than presently projected, and consequently automobile traffic would be less. The particular technology and character of service using the transit easement and the actual experience with its usage will play a key role in the ability of the overall transportation system to perform well. The actual amount and location of local congestion at the time of the future development will be affected by these implementation actions which are still to come. The Plan offers a wide range of possibilities in developing these services and facilities.

APPENDIX A

INTERSECTION ANALYSIS

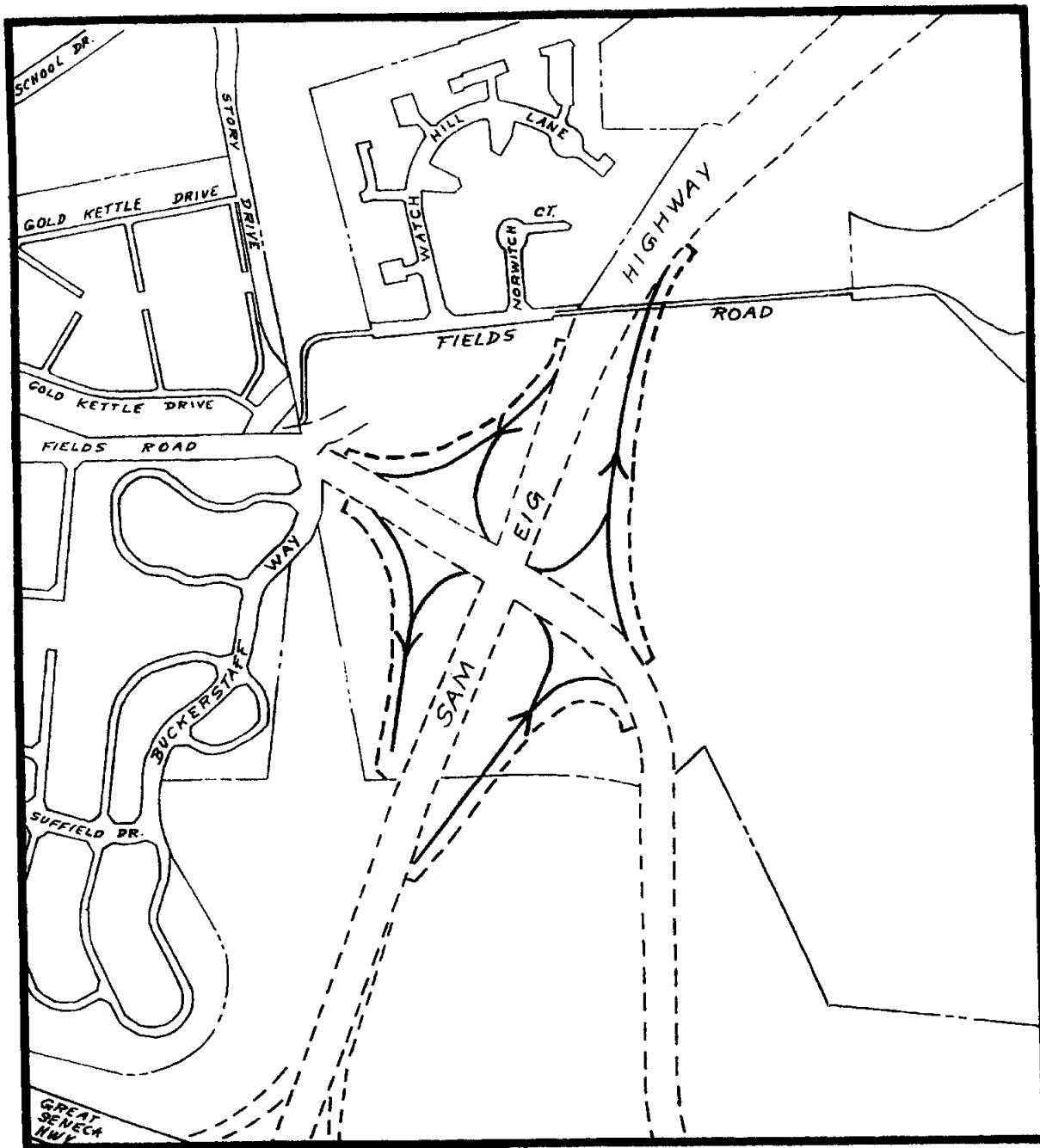
POSSIBLE GRADE SEPARATIONS

Following is a discussion of each intersection proposed to be grade-separated and a possible and feasible design. The schematic designs are illustrative only, since final design requires field study and survey. The design and proposed configuration may change as the result of this further study. Also, this study may indicate that equivalent at-grade solutions may work and are more appropriate. However, in all cases, the basic objective is to facilitate through movements.

a. **Fields Road/Sam Eig Highway:**

The potential grade separation of Fields Road would be at the southern intersection of Fields Road with Sam Eig Highway and should be done only in conjunction with the extension of Louis Sullivan Drive. The proximity of developed subdivisions and local streets north of Sam Eig Highway severely restricts the space for interchange design at this location. Therefore, the most feasible design option appears to be an urban diamond interchange with Fields Road passing over Sam Eig Highway and ramp connections on all four quadrants from Sam Eig Highway to Fields Road. This would permit free flow on Sam Eig Highway. The northern intersection of Fields Road may have to be closed to permit adequate space for this design. The extension of Louis Sullivan Drive would, in essence, connect the terminus of this section of Fields Road directly to the interchange. This design treatment will significantly improve traffic flow on Sam Eig Highway by removing at-grade intersections without serious detriment to local access. (See Figure A.1.)

Future consideration of implementation of this proposed grade separation must include or be preceded by a traffic analysis to determine the desirable interchange design characteristics and impacts on local, through, and area-wide traffic, if any. This analysis would take into account projected traffic from committed and approved development, and development allocated by Stage III of the 1985 *Gaithersburg Vicinity Master Plan*, and related scheduled public or private transportation improvements. The interchange improvement should only be implemented to the extent that it provides a net positive benefit to the transportation system. However, reasonable and diligent efforts



**SCHEMATIC GRADE SEPARATION PROPOSAL:
SAM EIG HIGHWAY & FIELDS ROAD**

**ILLUSTRATIVE ONLY: FURTHER STUDY MAY MODIFY
FINAL DESIGN SUBSTANTIALLY**

APPROVED AND ADOPTED
SHADY GROVE STUDY AREA PLAN
MONTGOMERY COUNTY, MARYLAND JULY 1990



Fig. A.1

should be made to minimize specific circulation or access impacts on any nearby individual development or developer.

b. **Key West Avenue/Great Seneca Highway:**

The ability to provide a grade separation with an interchange configuration at Key West Avenue and Great Seneca Highway is limited by existing and proposed development east of Great Seneca and due to the proximity of Decoverly Drive. Since this is a key intersection for both automobile traffic and transit, grade separation is recommended. This would remove conflicts between opposing through traffic and permit turn movements via connecting ramps. (See Figure A.2.)

c. **Great Seneca Highway/Muddy Branch Road:**

This intersection is highly constrained by adjacent development in the city of Gaithersburg. However, to facilitate the transitway, the Plan recommends this location as a grade separation for transit only. This is proposed to consist of the transitway passing over or under the intersection within the right-of-way of the roadway.

d. **Great Seneca Highway/Shady Grove Road and Ritchie Parkway:**

Consistent with the recommended changes in the alignment of Great Seneca Highway and Darnestown Road through this area, grade separation is recommended at Shady Grove Road and Ritchie Parkway. The design of the interchange of these roadways is to accommodate movement between Great Seneca Highway and both Ritchie Parkway and Darnestown Road. This configuration must also include space for the transitway along Darnestown Road. (See Figure A.3.)

NOTICE OF JOINT PUBLIC HEARING

The Mayor and Council and Planning Commission of the City of Gaithersburg will conduct a joint public hearing on X-182, filed by Crown Village Farm, LLC, Catherine C. Stinson, and Clyde A. Stinson, on

**MONDAY
FEBRUARY 6, 2006
AT 7:30 P.M.**

or as soon thereafter as this matter can be heard in the Council Chambers at 31 South Summit Avenue, Gaithersburg, Maryland.

The application requests annexation of approximately 182.81725 acres of land adjacent to the present corporate limits, known as the Crown Property, located at the southwest side of Fields Road, bounded by Sam Eig Highway to the northwest and Omega Drive to the southeast. The application requests a reclassification of the subject property from the current R-60/TDR (Medium Density Residential with Transfer of Development Rights), R-200 (Low Density Residential), and R-200/TDR Zones in the County to the MXD (Mixed Use Development) Zone in the City of Gaithersburg, Maryland.

Further information may be obtained from the Planning and Code Administration Department at City Hall, 31 South Summit Avenue, between the hours of 8 a.m. and 5 p.m., Monday through Friday.

Greg Ossont, Director

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1491858

(12-28-05.1-4,1-11,1-18-06)



APPROVED AND ADOPTED
JULY 1990

Shady Grove Study Area

M A S T E R P L A N

published by

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION 8787 GEORGIA AVENUE SILVER SPRING, MARYLAND 20910-3760



Land Use Plan Recommendations

Overview

The Land Use Plan proposed for the Shady Grove Study Area is shown in Figure 5.1, page 49, and illustrated on the enclosed fold-out map. The major features of the Plan include:

- recognition that expanded transit and bus service is needed if higher density mixed use developments are to occur;
- recognition that the Shady Grove Metro station will not always be the terminus of the Red Line and that redevelopment of the station area would be appropriate;
- designation of a transit-oriented, higher-density mixed-use neighborhood (King Farm) near the Shady Grove Metro station;
- expansion of the R&D Village concept west of I-270 to include Johns Hopkins University's proposed Belward Research Campus on the Banks Farm and a mixed-use community on the Thomas Farm;
- provision of a mix of uses within the R&D Village area, including employment, housing, retail, schools, universities, an executive conference center, and parks;
- designation of a separate transit right-of-way to link the R&D Village to Shady Grove Metro station to the east and to Germantown and Frederick to the west;
- orientation of higher density residential and office development within the R&D Village to transit nodes along the designated transitway;
- designation of over 750 acres in the R&D Village for primarily R&D uses in the vicinity of the Life Sciences Center; and
- designation of an executive conference site (Traville property).

Employment and Housing Characteristics

The land use pattern proposed for the Shady Grove Study Area has the following employment and housing characteristics:

Summary of Employment and Housing Characteristics in Shady Grove Study Area

Table 5.1

	Employment (Sq.Ft. of Gross Floor Area)	Housing (Number of Dwelling Units)
Existing/Committed	11,625,000	2,600
Proposed	13,225,000	8,350
TOTAL (rounded)	24,850,000	10,950

In keeping with the R&D Village concept as advocated in the 1985 Gaithersburg Vicinity Master Plan, this Plan proposes a significant amount of employment uses.

As can be seen in Table 5.1, the Plan recommends more than 24 million square feet of employment. It should be noted that over 11 million square feet already exist, are under construction, or have been approved for development. The amount of square footage proposed in this Plan is difficult to visualize. For purposes of comparison, development in the Bethesda Central Business District and the Silver Spring Central Business District together totals 19 million square feet. As shown in Figure 5.2, page 50, however, the CBDs represent a much smaller geographic area than the Shady Grove Study Area.

In terms of residential uses, the Plan proposes a total of about 11,000 dwelling units. For purposes of comparison, this is about the same amount of housing now located in North Bethesda (13,000 units) and in all of Gaithersburg West (12,000).

Housing Types

In terms of housing type, the types of units proposed by the Plan are shown in Table 5.2.

Summary of Housing Types in Shady Grove Study Area

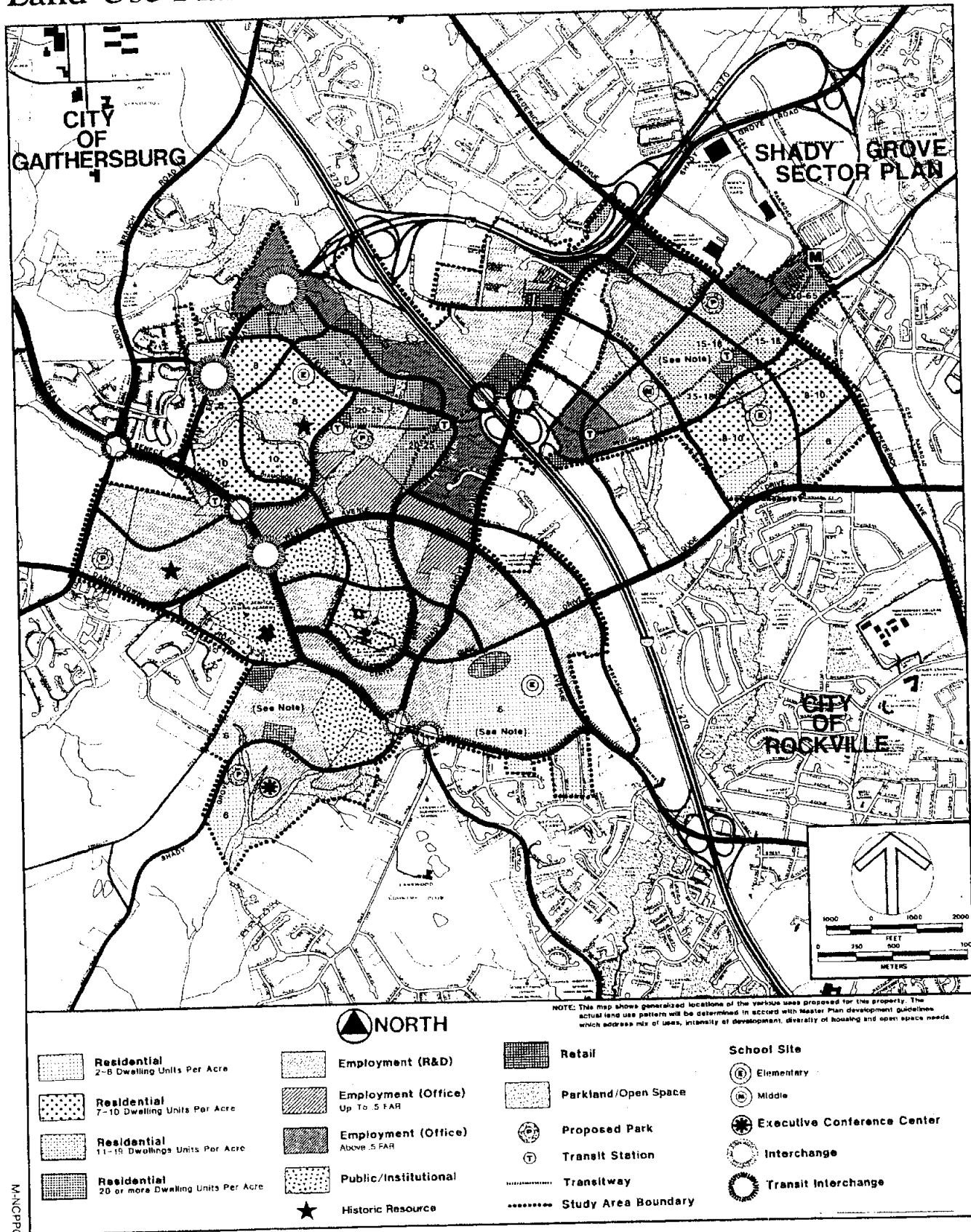
Table 5.2

	Existing %		Proposed %		Total %	
Detached	64	(2%)	1,060	(13%)	1,124	(10%)
Attached	900	(35%)	1,310	(16%)	2,210	(20%)
Garden/Mid-Rise	1,404	(55%)	4,330	(52%)	5,734	(50%)
High-Rise	209	(8%)	1,650	(20%)	1,859	(20%)
Total Units (rounded)	2,600		8,350		10,900	

Note: The mix of housing types will be determined at site plan for individual properties. The mix shown in this table reflects Master Plan policies that a range of housing types be provided.

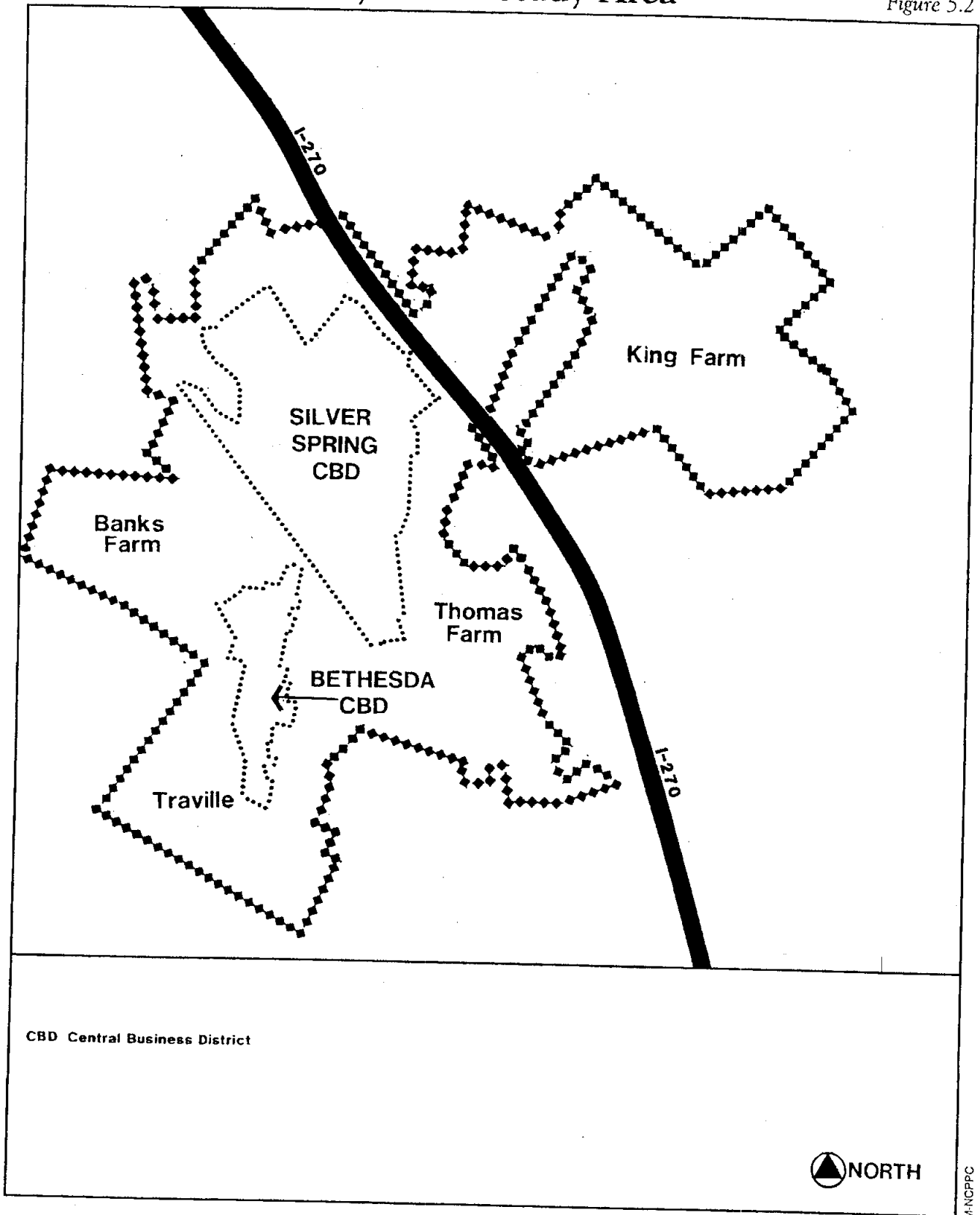
Figure 5.1

Land Use Plan



Comparison of Silver Spring and Bethesda CBD Land Areas to Shady Grove Study Area

Figure 5.2



Jobs/Housing Mix

A shorthand description of the balance between potential housing and potential employment is the "J/H" (jobs/housing) ratio. This ratio is derived by dividing the total number of jobs by the total number of housing units in a given area. A ratio of 5.4, for example, means that for every household in a given area, there are 5.4 jobs in that same area. A typical Montgomery County household produces on the average about 1.6 workers. A ratio as high as 5.4 means that a significant number of workers will have to commute from outside the Study Area to fill all the jobs, even if a high proportion of the resident workers work within the Study Area.

The J/H ratios associated with the Land Use Plan are shown in Table 5.3:

	Existing & Committed (A)	Vacant Land Potential (B)	Anticipated Development (A+B)
Total Jobs*			
High	46,500	52,900	99,400
Low	33,200	37,800	71,000
More Likely	46,500	37,800	84,300
Total Housing Units	2,600	8,350	10,950
J/H Ratio			
High	17.9	6.3	9.1
Low	12.8	4.5	6.5
More Likely	17.9	4.5	7.7

*Note: The "high" number is based on one employee per 250 square feet of floor area. The "low" number is based on one employee per 350 square feet of floor area, which is the present ratio in most R&D areas.

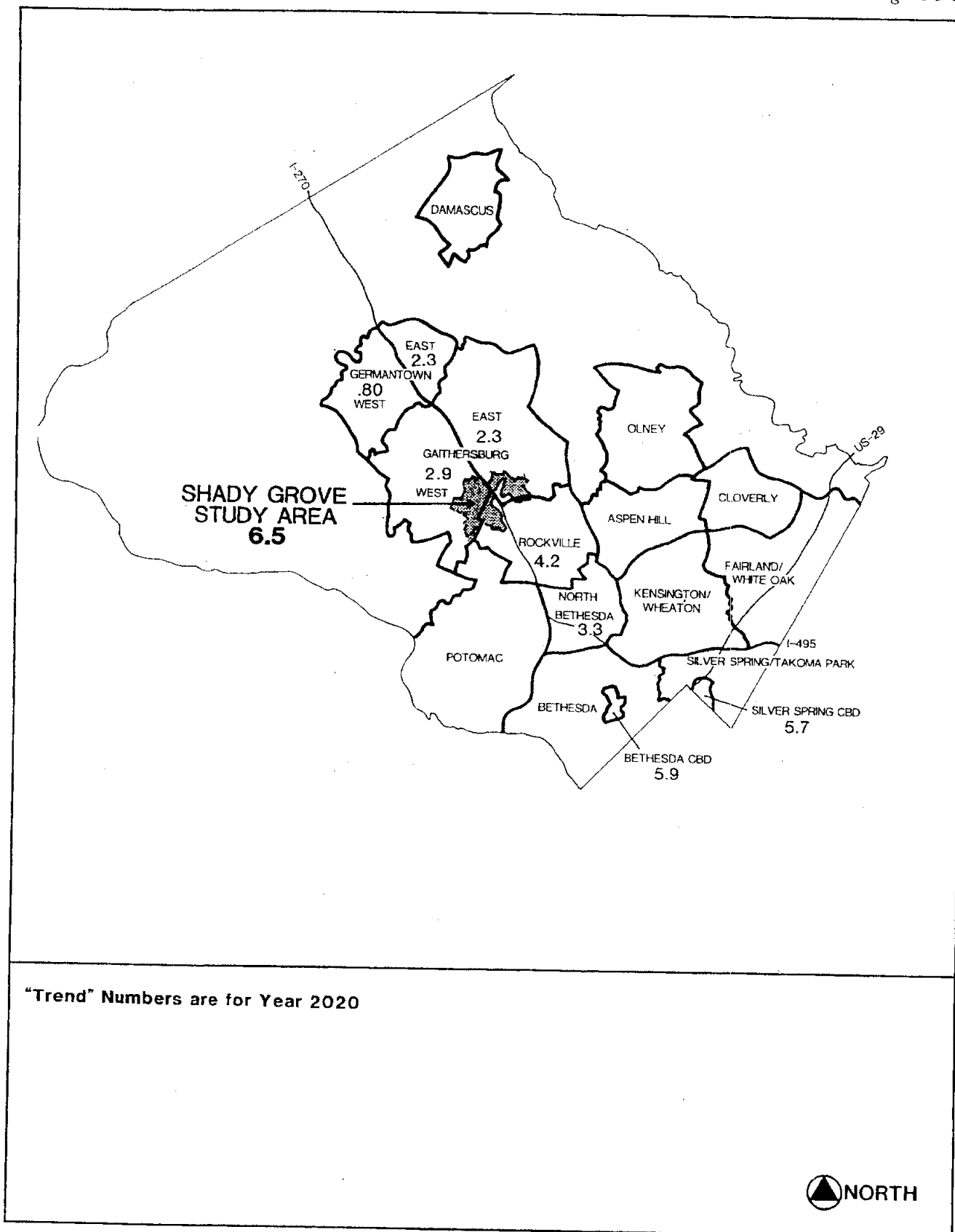
The most likely scenario is shown in the table below:

	Shady Grove Study Area			Gaithersburg Policy Area*		
	Jobs	HH	J/H	Jobs	HH	J/H
CGPS— "Trend" Scenario**	81,900	12,600	6.5	168,000	66,000	2.5

* Including the Shady Grove Study Area.
** See the Comprehensive Growth Policy Study for a description of the Trend scenario.

J/H Ratios Based on CGPS "Trend" Scenario

Figure 5.3



The most likely scenario is considered for three reasons: (1) present development is mostly office and on the high side, which will offset the rate of R&D employment, (2) developers of vacant parcels may have to scale down their plans in order to pass the local area review traffic test at time of subdivision, and (3) the average square footage per employee density experienced in R&D areas is presently the lower number and may be even lower in some university-related development.

As noted in the Plan Background chapter, a high J/H ratio County-wide would produce a very high level of congestion because many workers would presumably come from new ex-urban development. In any of the scenarios projected above, the Shady Grove Study Area will help contribute to a high County-wide J/H ratio. The magnitude of the effect will depend not only upon the amount of development proposed in Shady Grove, but also upon the amount of jobs and households proposed elsewhere in the County.

The effects of traffic congestion associated with a high J/H ratio can be mitigated with improved transit service and a change to a more balanced J/H ratio that is closer to the number of resident workers. The Shady Grove Study Area offers unique opportunities in terms of improved transit service for the following reasons:

- The Shady Grove Metro station is within the Study Area.
- Transitways through the Study Area are proposed as a feature of the Plan.
- The opportunity exists in the Shady Grove Study Area to orient future land uses toward transitways.

One approach to achieve a lower J/H ratio would be to significantly increase housing units and reduce employment related uses.

This approach was evaluated early in the planning process. The results of that evaluation are presented below.

1. Reducing employment related uses could be accomplished by not designating any additional land for employment. This approach (which would not affect the 11 million square feet of floor area already committed in the area) would not capitalize on the features of the Study Area, which make it uniquely attractive to R&D firms, specifically the presence of two major universities and the Life Sciences Center.
2. Efforts to significantly increase housing would require densities resulting primarily in high-rise apartments. This approach would conflict with Master Plan objectives to provide a mix of housing types, including single-family detached units.
3. Although the likely jobs-to-housing ratio within the Study Area itself may be high, the job/housing ratio in the larger Gaithersburg Policy Area is expected to be significantly lower.

Retail Recommendations

The Planning Department staff has estimated the amount of neighborhood retail space which could be supported in the Study Area based on the anticipated number of residents. Neighborhood retail convenience centers generally contain uses such as grocery stores, drug stores, restaurants, smaller eateries, ice cream parlors, and specialty fast foods. The average size of a neighborhood convenience center is approximately 100,000 square feet.

The retail analysis indicates retail demand would be strong enough to support a community shopping center in the southern portion of the Study Area. Public Hearing testimony by citizens from the surrounding residential areas supports this finding.

This Plan proposes a 100,000-square-foot shopping center be located on the Thomas Farm. Smaller amounts of retail square footage are proposed as part of the neighborhood concept for the Traville, Crown, and King properties.

Land Use Plan Recommendations by Property

The vacant properties in the Study Area are identified in Figure 5.4, page 55.

As noted elsewhere in the Plan, most of the vacant properties in the Study Area are very large, varying in size from 130 acres to 450 acres. In accord with Plan objectives, a mix of uses is proposed on most of these large parcels. The neighborhood concept, with its emphasis on an attractive pedestrian environment, community focal points, interrelated streets, and a variety of housing types, has guided the Land Use Plan recommendations.

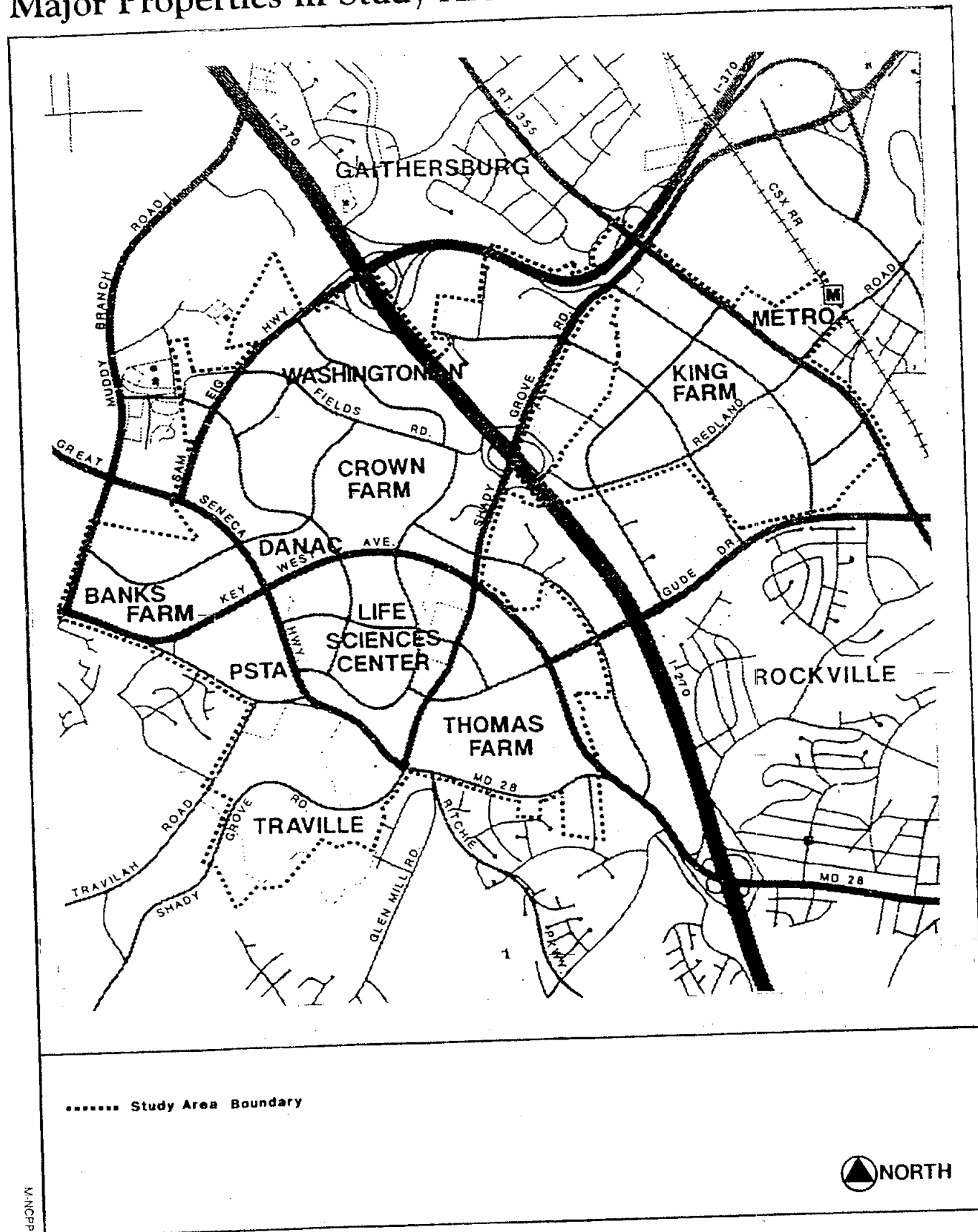
A key feature of the Land Use Plan is transit. This Plan assumes a strong public/private commitment to implementing transitways shown on the Plan. If such a commitment does not become a reality, then the land use recommendations for the Study Area will have to be re-examined.

The land use recommendations for the vacant properties are discussed below in two groupings. The **Metro Area** includes about 40 acres between the Metro station and MD 355 and the entire King Farm. Highest intensity uses occur at the Metro station. A less intense mix of residential, retail, and office uses are proposed for the King Farm.

The properties west of I-270 form the **R&D Village**. Highest intensity development occurs on those properties closest to I-270 and the proposed transitway. Less intense development, primarily of an R&D nature, is proposed for those properties located further south in the vicinity of the Life Sciences Center.

Figure 5.4

Major Properties in Study Area



Metro Area Properties

Shady Grove Metro Station

Acreage: 40 acres

Existing Land Use: Metro surface parking lot
Low-density employment
Retail center

Unique Features: • Within 1,500 feet of Shady Grove Metro
• Adjoins County Solid Waste Disposal facility

Proposed Land Use Recommendations:

This Plan recommends that the Shady Grove Metro station's status as a "terminus" should change when transit is extended beyond Shady Grove toward Clarksburg. Presently, the Shady Grove Metro station is the first opportunity for patrons in the northern part of the County (north of Rockville) to board Metro. At present, the major land use policy at the Metro station is to provide significant amounts of parking for these patrons. The Shady Grove Sector Plan recommends that development around the station be low-intensity employment.

As transit service extends beyond Shady Grove, the character of the station and surrounding properties should be re-examined. This Plan proposes that an existing surface parking lot, located between the Metro station and MD 355, be considered for a mixed-use planned development.

The same opportunity for redevelopment is proposed for adjoining properties, now developed at relatively low intensities.

The Plan recommends high-density office uses (1.0 FAR) on the northwestern portion of the site adjoining the Montgomery County Solid Waste Disposal facility. Residential uses (50-65 dwelling units per acre) are proposed on the southeastern section of the site adjacent to the Metro station and along Redland Road. A range in density is proposed to allow 1,000 to 1,250 units. The higher density would be appropriate if residential structures are located in a manner compatible with the transfer station and if public and private places are provided to accommodate and encourage a variety of activities which support higher density residential development. The provision of structured parking would help provide needed space for these activities.

King Farm

- Acreage: 440 acres
- Existing Land Use: Agriculture
- Unique Features:
- Entire farm within one mile of Shady Grove Metro
 - Extensive frontage along MD 355
 - Portion of farm (100 acres) lies within City of Rockville
 - Maximum Expansion Limits

Proposed Land Use Recommendations:

The Plan recommends a land use pattern which would achieve the following mix of uses:

- | | |
|-------------------|--|
| Residential | – 3,200 dwelling units (including MPDU's) |
| Retail/Commercial | – 50,000 to 100,000 square feet |
| Employment | – 3.0 to 3.4 million square feet (.3 to .75 FAR) |

All the employment and retail uses, as well as the majority of the higher density residential development, should be oriented to the transitway. Two transit stops are proposed as high density centers: One is predominantly residential, the other is predominantly employment.

The mix of residential housing types proposed for the King Farm reflects Plan objectives to concentrate development near transit but at the same time provide a variety of housing types. Care has been taken to designate densities on the Plan which will allow multi-family, attached, and detached units. Overall, this Plan proposes the following general mix of units for the King Farm:

- | | |
|--------------|-------------|
| Multi-family | – 70 to 80% |
| Attached | – 5 to 10% |
| Detached | – 10 to 20% |

In accord with the neighborhood concept, a mix of detached, attached, and multi-family units is proposed between Redland Road and Gude Drive. The area adjoining the transitway should be predominantly multi-family.

This Plan recommends a total of 3 million square feet of employment uses. Approximately 2.1 million square feet are recommended to be located near the proposed transit stop closest to I-270.

The balance of square footage is proposed west of Piccard Drive Extended as R&D uses. This area is already characterized by employment and commercial uses.

Additional R&D employment (up to an additional 400,000 square feet) may be appropriate as "incubator" space if carefully integrated with residential and retail uses. The amount of additional R&D employment (if any) will depend upon its effect on the mix, intensity, and character of proposed residential areas. The park and open space network includes a local park, two school sites, conservation areas, and neighborhood

park areas.

Two school sites are shown on the King Farm: a middle school (20 acres) and an elementary school (12 acres). The Land Use Plan identifies general locations for the schools but the actual sites will be determined during the development review process.

The location of the middle school shown on the Land Use Plan map would allow employees from adjoining office areas to use facilities such as the track and playfield when not programmed for school use. The location of the elementary school south of Redland Road would provide a community focal point for the residential area. Although shown as separate sites, consideration could be given to locating both schools together in a campus-like setting. These planning guidelines should be part of the final site selection process.

A number of arterial and industrial roadways are proposed for the King Farm. The ultimate alignment and character of two of these roadways—Pleasant Road (A-58) and Indianola Drive (A-52)—will be determined at time of subdivision and site plan review. The following land use and design objectives will help determine the location of these roadways:

- Crossings of transitways should be minimized.
- The location of the roadways and their design should be supportive of the Master Plan intent for a neighborhood, which is interconnected and pedestrian friendly.
- The location and design of the roadways should not promote their use as an alternative to MD 355 as a through route.
- Multiple residential access points should be permitted to foster the location of buildings along street frontage.

Proposed Development Guidelines:

The development guidelines are presented in relation to the five neighborhood elements identified as Plan objectives.

Mix of Uses

- Create two mixed use centers at the general locations shown in the Master Plan:
 - A high-density employment center should be adjacent to the intersection of Piccard Drive and the transitway; small scale retail uses, and offices and civic spaces should be adjacent to the transit station; some residential uses may also be appropriate here.
 - A retail/residential center, with civic spaces adjacent to the transit stop, should be located along Redland Road between MD 355 and Gaither Road.

Interconnected System of Streets

- Develop a "main street" as a focal point for the community with a concentration of higher intensity residential, retail, and employment uses. Pedestrian access should be provided from main street to transit stops.
- Develop Redland Road in accord with the cross-section shown in the Plan Objectives, which allows on-street parking.
- Provide a system of divided and undivided primary roads in accord with the guidelines contained in the Transportation Plan Chapter.
- Provide an interconnected system of secondary streets to provide multiple points of access to the surrounding major and arterial roads.

Street-Oriented Buildings

- Locate all retail, office, and residential buildings along street frontage.
- Encourage off-street parking to be located behind buildings.

Diversity of Housing Types

- Locate highest intensity of residential units adjacent to the transit stops and other roads designed for heavier traffic and that may be used as bus routes.
- Locate lowest density residential uses on the southern portion of the farm.
- Encourage a mix of unit types within each block.

Mix of Active and Passive Open Space Areas

- Provide active recreation areas at general locations shown on the Land Use Plan.
- Provide civic open spaces adjacent to each of the transit stops.
- Integrate neighborhood park facilities (such as tot lots, basketball courts, and tennis courts) throughout residential areas.
- Locate conservation areas along southern and northern property lines to preserve existing natural features and to re-enforce neighborhood boundary.
- Integrate the existing farmstead along Redland Road into the open space and community facilities pattern. To the extent possible, preserve the existing farmstead along MD 355 and integrate it into the employment development pattern.

R&D Village Properties

Washingtonian Center

- Acreage: 220 acres
- Existing Land Use: Mixed use Washingtonian Center project under construction
209-unit Washingtonian Tower
- Unique Features:
- Frontage along I-270
 - Existing ponds being expanded into lake

Proposed Land Use Recommendations:

This Plan confirms the 1985 *Gaithersburg Vicinity Master Plan* recommendations for this parcel which have guided the review and approval of the MXPDP (Mixed Use Planned Development) Zone for the Washingtonian Center.

- Provide prestige "signature" office or research and development buildings.
- Respect the existence of the Washingtonian Tower and other adjoining communities in terms of site design quality and provide a vegetative buffer on the western edge of the Washingtonian Tower property.
- Mitigate the effects of noise from proposed I-370 through design and construction techniques.
- Provide vehicular access via the proposed loop and spine roads.
- Locate prestige "signature" buildings in the northwest portion of the site.
- Encourage decked or underground parking.
- Enhance existing ponds and landscaping.
- Retain or relocate existing vegetation to other areas on-site or along existing Fields Road.
- Retain trees along edge of proposed ramp from eastbound I-370 to southbound I-270.
- Locate the major focal-point building complex between the Washingtonian Tower and the existing motel.
- Encourage conference and hotel facilities.
- Encourage an interrelated development of office and residential uses; up to 1,500 residential units are envisioned by the Plan if residences are integrated throughout the site. The number should be reduced to approximately 750 units if residential development only occurs southwest of the Washingtonian Tower.
- Locate residential uses at a maximum density of 27 dwelling units per acre southwest of Washingtonian Tower.

- Encourage a variety in the types and price range of residential units.
- Encourage a variety of heights in office and residential structures with highest intensity near the linear open space feature.

Crown Farm

Acreage:	180 acres
Existing Land Use:	Agriculture
Unique Features:	<ul style="list-style-type: none"> • Historic farmstead • Stream valley adjoins southern edge • Some significant tree stands

Proposed Land Use Recommendations:

The Plan recommends a land use pattern which would achieve the following mix of uses:

Residential	– 2000 dwelling units
Retail/Commercial	– 50,000 square feet

The Plan recommends a residential land use pattern which locates high-density housing near two proposed transit stops. The western portion of the farm is proposed for lower density housing in order to encourage a mix of apartments and attached and detached dwelling units.

This Plan proposes a total of 2,000 dwelling units on the Crown Farm. The majority of these units would be located near the transit stops and consist of multi-family units.

The balance of the housing would be located on the western portion of the farm. The housing mix suggested for this area is as follows:

Multi-family	40-50%
Attached	40-50%
Detached	10-20%

This Plan strongly encourages the provision of detached housing on the western portion of the Crown Farm, but the actual number that must be provided will be determined at time of subdivision and site plan review.

Small scale retail uses (approximately 50,000 square feet) would be appropriate near the transit stops if developed in concert with the residential uses.

A local park is proposed in the high-density residential area that adjoins the transit way. This approach should provide both residents and employees from nearby employment areas with recreational opportunities.

West of Discoverly Drive, an elementary school site will provide recreational facilities for residents. Adaptive re-use of the historic England Crown Farm as a

community resource is strongly encouraged to provide another community focal point.

Proposed Development Guidelines:

The development guidelines are presented in relation to the five neighborhood elements identified as Plan objectives.

Mix of Uses

- Although this Plan proposes a residential community on the Crown Farm, the close proximity of over two million square feet of employment uses will allow residents in the area to live within walking distance of employment. To encourage and facilitate pedestrian access between the Crown Farm and adjoining employment, pathways and sidewalks should link the residential development with nearby office parks.
- A retail/higher density residential center, with civic spaces, should be located adjacent to a transit stop.

Interconnected System of Streets

- Provide a street network which links the two transit centers.
- Provide a primary road which links residential development west of Discoverly Drive to the transit centers; this road is not intended to function as an alternative to Fields Road or Discoverly Drive but to distribute local traffic movement through the neighborhood.

Street-Oriented Buildings

- Locate all retail and higher density residential buildings along street frontage.
- Encourage off-street parking to be located behind buildings.

Diversity of Housing Types

- Locate highest intensity of residential units adjacent to the transit stop and along Discoverly Drive and Fields Road.
- Encourage a mix of units types within each block.

Mix of Active and Passive Open Space Areas

- Provide a large local park between Omega Drive and Discoverly Drive with a path system linking it to the Life Sciences Center and Washingtonian Center.
- Provide civic spaces adjacent to each of the transit stations.
- Integrate neighborhood park facilities (such as tot lots, basketball courts, and tennis courts) throughout residential areas.
- Preserve the large area of trees and the small stream at the southern edge of the property.

Life Sciences Center

Acreage: 270 acres

Unique Features:

- Johns Hopkins University and University of Maryland campuses and the Shady Grove Adventist Hospital located here
- Uses limited to life sciences research and supporting activities

Proposed Land Use Recommendations:

This Plan confirms the land use recommendations contained in the Shady Grove Life Sciences Center Development Plan Update, adopted by the County Council in September 1986. The current Development Plan creates a central core area of health care facilities. Educational and life sciences facilities are located on sites outside the central core. The Development Plan also encourages office/commercial and worker-related retail development. This Master Plan supports future modification of the Development Plan to increase overall density to 0.5 FAR if the Plan's recommendation for a transitway loop around the Life Sciences Center is implemented.

Proposed Development Guidelines:

This Plan endorses the following site design-related development guidelines contained in the Life Sciences Center Development Plan Update:

- creation of a "commons" area to create a destination for pedestrians at the Center and to add a sense of place;
- designation of a "village street" to connect the front doors of the core facilities;
- extension of Blackwell Road across the core to Medical Center Drive;
- development of a comprehensive landscaping concept;
- creation of "gateways" to enhance the image of the Life Sciences Center; and
- orientation of buildings to the loop road to enhance the sense of arrival at key intersections.

Banks Farm (Johns Hopkins Belward Campus)

Acreage: 138 acres (150 acres if adjoining land in separate ownership is included)

Unique Features:

- Historic farmstead
- Tree-lined drive
- Ownership by major university—Johns Hopkins University
- Western portion lies in City of Gaithersburg Maximum Expansion Limits (MEL)

Proposed Land Use Recommendations:

The Banks Farm occupies a strategic location along Key West Avenue. This Plan designates the Banks Farm as a component of the R&D Village to be developed as a research campus containing R&D uses, 50 university-related residences, and recreational uses. Higher density uses should be concentrated in the eastern part of the site, and buildings should be clustered along Key West Avenue and near the proposed transit station in the northeast section of the property.

The western portion of the farm (108 acres) fronts MD 28 and is surrounded by residential uses to the south (*Potomac Subregion Master Plan*) and to the east (City of Gaithersburg). The historic farmhouse is also located here. Development of this portion of the Belward Campus should be of a scale and intensity compatible with adjoining residential neighborhoods.

To help provide activity on the site after work hours and on weekends, non-employment uses should be provided. This Plan recommends 50 university-related residences (which would be incidental and subordinate to the R&D campus) as well as recreational facilities and a private local park.

Proposed Development Guidelines:

- To assure that the early phases of development of the Belward Campus occur in the context of a unified concept plan for the entire Banks Farm, this Plan directs that a generalized concept plan for the entire farm be submitted at time of subdivision if any portion of the property is to be developed under the Optional Method of Development at a 0.5 FAR. This Plan, however, strongly encourages the submission of a concept plan, even if the entire property is developed at 0.3 FAR. The Plan's recommendation for 0.5 FAR on the eastern portion of the farm is dependent on the preparation of the generalized concept plan.
- Cluster employment development towards two site features:
 - Key West Avenue, a Plan designated "main street" and busway; and
 - the transitway as shown on the Master Plan.
- Provide a comprehensive system of pathways and sidewalks to provide easy and convenient access to the proposed transit stop and to Key West Avenue, a high priority regional bus route.
- Maintain significant views of the historic farmhouse from MD 28.
- Maintain 100-foot buffer along Darnestown Road to enhance entry into R&D Village to help provide transition to residential units south of MD 28 and to provide an attractive setting for the Belward farmhouse.
- The main vehicular and pedestrian entrance should be via Key West Avenue or Darnestown Road, rather than Muddy Branch Road.

Traville

Acreage 192 acres

Unique Features:

- Located at the headwaters of Piney Branch
- Characterized by many environmentally related development constraints
- Adjoins the University of Maryland Center for Advanced Research in Bio-Technology (CARB)

Proposed Land Use Recommendations:

The 1985 Gaithersburg Vicinity Master Plan identifies the Traville property as the recommended location for a conference center. The Plan states:

"The major planning issue regarding this property is whether R&D uses should accompany a conference center since this area is designated as residential by the County's General Plan since it marks the beginning of the rural "wedge" area of Potomac. The relationship of R&D uses to the General Plan recommendation must be explored in more detail as part of a future Master Plan Amendment. For this reason, this Plan designates this area for low-to-moderate-intensity employment but recommends that the existing residential zoning (R-200) be continued until a Master Plan Amendment is completed. That Amendment will examine the appropriate mix, type, and intensity of residential and employment uses; the capacity of the Master Plan road network to accommodate such uses; and the relationship of employment uses to surrounding residential areas."

This Plan confirms the recommendation of the 1985 Gaithersburg Vicinity Master Plan that a conference center be located at Traville but proposes that such a conference center be developed as part of a mixed use neighborhood in the R&D village. The mix of uses proposed for the site include:

- Executive conference center with a hotel;
- R&D and some office uses;
- Small scale retail uses;
- Housing (including housing for low- to moderate-income households to help meet County housing goals)
- Comprehensive natural open space system which preserves and protects the site's environmental features; and
- Active open space network which provides recreational opportunities for residents, workers, and conference center visitors.

This Plan designates a transitway along the portion of Darnestown Road which forms the northern edge of the Traville site. It is also recommended that the area be served by a neighborhood bus loop and shuttle bus linking the transitway, conference center, and other educational and institutional facilities in the R&D Village. (See

Transit Plan, Figures 7.3 and Objective 10.) The future availability of transit increases the attractiveness of Traville as a conference center/employment/residential area. To the maximum extent possible, development should be located to enhance convenient access to the transitway and bus loop. For those parts of the site more distant from transit, a comprehensive system of pathways and sidewalks should be provided to facilitate pedestrian access to transit.

The land use pattern proposed for Traville incorporates the following mix of uses:

- Up to 750 dwelling units, of which one-third will be affordable to low- and moderate-income households.
- A total of 1,500,000 square feet of nonresidential uses to include office, R&D, retail, and an executive conference center.
- A local park is proposed not just for the residents and workers on the Traville site, but for neighboring subdivisions as well. The park should include enough developable acreage to allow at least a regulation size soccer field.

The land use pattern proposed for Traville will achieve two public policy objectives: the provision of housing for low-to-moderate income households and the construction of an executive conference center. At the same time, this Plan continues to recognize that Traville marks the beginning of the "wedge" area of Potomac. To ensure a compatible transition from the Traville project to adjoining low density residential areas, development plans for Traville will be carefully reviewed in terms of the character, intensity, and mix of uses at the southern portion of the property.

Because this Plan proposes a mix of uses for Traville, a zoning approach which would require a comprehensive plan for the entire property is recommended. The Plan's recommendations regarding the amount of nonresidential uses (1,500,000 square feet) would be dependent on provision of a conference center and housing.

Proposed Development Guidelines:

- Recommend that the development plan for Traville reflect a strong transit orientation;
- Recommend that development not exceed a total of 750 dwelling units, one-third of which should be affordable to low- and moderate-income households;
- Recommend a total of 1,500,000 square feet of nonresidential uses to include office, R&D, retail, and an executive conference center;
- Recommend that employment uses be dependent on provision of a conference center and housing;
- Incorporate the Master Plan neighborhood design elements into the site design;
- Recommend residential development bear a close relationship to the employment uses and conference center;
- Provide an overall open space network which has the following characteristics:

- Preservation of wetlands,
- Pedestrian connections to the school planned just south of the Traville site, and
- “Connectivity” through the site allowing pedestrian movement among all the uses;
- Incorporate the environmental protection features detailed in the Piney Branch Sewer Development Guidelines which are part of the Comprehensive Water Supply and Sewerage Systems Plan;
- Recommend that a road system which links Traville to the Center for Advanced Research and Bio-Technology (CARB) be explored;
- Provide a hierarchy of internal streets in accord with the primary road guidelines contained in the Transportation Chapter; and
- Provide a comprehensive system of pathways and sidewalks to provide easy and convenient access to the Plan-designated transitway and bus loops.

Public Service Training Academy (PSTA) Area

Acreage: 75 acres (includes numerous privately owned parcels fronting MD 28)

Unique Features:

- Public Service Training Academy (52 acres)
- Numerous individual lots fronting Darnestown Road (total of 23 acres)

Proposed Land Use Recommendations:

This property is a critical element in the R&D employment “main street” concept. Along with the Johns Hopkins University property, County-owned land at this locale will form the western “gateway” into the R&D Village.

In terms of the County-owned property, this Plan envisions the continued operation of the Public Service Training Academy (PSTA) for the foreseeable future. No change to the existing uses is proposed for the area. However, any expansion of facilities at the PSTA should take into account this site’s important gateway location.

In terms of the 23 acres that are privately owned in this area, the entire frontage along MD 28 is divided into numerous parcels—all of which have driveway access to Darnestown Road (MD 28), a four-lane, undivided highway.

The challenge this Plan must address is how to promote the coordinated development of the Darnestown Road frontage in light of the fragmented ownership pattern.

This Plan proposes the following strategy:

1. Encourage the joint redevelopment of parcels fronting MD 28 by designating the area as suitable for 8 units/acre.

2. Recommend that a density of 8 units/acre be allowed only if access is from a new frontage service road along MD 28.
3. Even if redevelopment of the parcels along MD 28 does not occur, the possibility of providing a service road for access to these lots should be explored.
4. Acquisition of the frontage lots for public use should be considered due to the proximity of the lots to the Public Service Training Academy, the potential need for public facilities in this area, and the opportunity for unified redevelopment of the area if in public ownership.

A small amount of privately owned land at the intersection of Key West Avenue and Darnestown Road is recommended for R&D uses in accord with the Key West Avenue employment concept.

Proposed Development Guidelines:

- For the small amount of privately owned acreage (Tropea property) recommended for R&D, access should be via Key West Avenue and buildings should also be oriented to Key West Avenue.
- For the frontage along Darnestown Road, assemblage of properties is encouraged to allow comprehensive redevelopment, served by a frontage road, in accord with the land use recommendations.

Danac

Acreage: 36 acres

Unique Feature: • Affected by four roadways and the transitway

Proposed Land Use Recommendations:

The Danac property is part of the Key West Avenue employment corridor. This Plan recommends the entire parcel as suitable for light industrial office uses. Since this site will be heavily impacted by road and transit, taller office buildings are appropriate here.

Proposed Development Guidelines:

- Encourage clustering of development toward Key West Avenue.
- Encourage taller building(s) at the portion of the site nearest to Diamondback Drive to create a visual focal point midway along Key West Avenue.

Johnson/Tyner

Acreage 15.7

Unique Feature: • Contiguous to Life Sciences Center

Proposed Land Use Recommendation:

This property is located adjacent to the Life Sciences Center. The extension of Blackwell Road will provide direct access to the Life Sciences Center. This Plan recommends the property as suitable for R&D employment at a scale and density compatible with the Life Sciences Center.

Proposed Development Guidelines:

- Recommend clustering of buildings toward Blackwell Road Extended and not Shady Grove Road.

Thomas Farm

Acreage: 270 acres

Unique Features: • Attractive grouping of farm buildings
• Entire farm located in City of Rockville Maximum Expansion Limits (MEL)

The Thomas Farm lies entirely within the Maximum Expansion Limits adopted by the City of Rockville. If the City annexes the Thomas Farm, it will then be served by the City's public water and sewer. It should be noted that implementation of the Land Use Plan (see Zoning Plan Recommendations Chapter) includes TDR zoning designations. As stated in the *Gaithersburg Vicinity Master Plan*:

"The citizens of the cities share in the benefits of the County's efforts to preserve agricultural and open space. The 'wedges and corridor' concept as stated in the General Plan assumes development in the 'wedges.' The Transfer of Development Rights program is a logical tool to accomplish this objective and should not be limited to corridor areas within the County and not within the cities. The County will, therefore, continue to recommend to the cities that they require the use of TDR's in their annexation agreements when TDR receiving areas are involved. In the absence of such requirement, the Plan recommends that upon annexation of such parcels, the County Council not concur in zoning densities greater than the base density shown in the Master Plan. For purposes of the requirements in Article 23-A, subsection 9(c) of the Maryland Annotated Code, the Master Plan land use shall be considered to be the base density."

Proposed Land Use Recommendations:

- Recommend 70 acres along both sides of Key West Avenue as suitable for employment uses to develop the employment "main street."

- Recommend lower density R&D employment uses (0.3 FAR) on 40 to 50 acres east of Shady Grove Road to complement similar R&D uses west of Shady Grove Road in the Life Sciences Center. South of Gude Drive, employment uses should be oriented to Shady Grove Road.
- Recommend a mixed use neighborhood of 950 dwelling units and a neighborhood retail center.
- Recommend a neighborhood retail center be located along Gude Drive to meet retail needs of workers and residents.
- Recommend a mix of housing types (detached, attached, multi-family) on the balance of the property at a density of 6 units/acre.
- If feasible, a bus transit loop should link this area with the Life Sciences Center and proposed transitway on Medical Center Drive. (See Figure 7.3.)
- Higher density residential units should be located along Gude Drive near the retail center and bus loop. If a subregional transitway linking Shady Grove south to Montrose Road is adopted, an alignment traversing the northern portion of the site to serve these higher density uses should be considered. The feasibility of this transitway will be studied as part of a Countywide transit planning effort by M-NCPPC.

Proposed Development Guidelines:

- Encourage a development pattern which embraces the neighborhood concept.
- Encourage coordinated development of residential and retail uses.
- The approximate mix of residential units should be as follows:
 - Multi-family – 40-50%
 - Attached – 25-35%
 - Detached – 20-30%
- Re-affirm the development guidelines contained in the 1985 Gaithersburg Vicinity Master Plan:
 - Preserve the scenic beauty of the farmhouse and drive by clustering new development away from them.
 - Provide wet stormwater management ponds in two valleys near the eastern edge of the farm.
 - Provide access from MD 28 and Shady Grove Road (at Life Sciences Center entrance).
 - Retain the woods in the stream valleys.
 - Locate the stormwater management ponds upstream from the woods in the valley.

- Protect steep slopes and stream valleys.
- Provide noise attenuation by devices such as landscaped berms along Shady Grove Road, MD 28, and proposed Key West Avenue Extended.
- Build lower density residential in the southern part of the site along MD 28 to maintain the existing visual character along that roadway.
- Provide a comprehensive system of pathways and sidewalks to provide easy and convenient access to Key West Avenue and Gude Drive (proposed as high priority regional bus routes) and to the transitway proposed along Darnestown Road.
- Provide strong pedestrian connections between employment, residential, and retail uses.
- Provide a primary roadway connection between Gude Drive and Darnestown Road; the location of the roadway will be determined at time of subdivision.
- Use Gude Drive Extended and Blackwell Road Extended to connect and integrate the retail center, the proposed school site, the farmstead, and employment and higher density residential uses.
- Design Gude Drive in the same manner as Redland Road.